

# LEASING

8815 TUDSBURY ROAD, LOOMIS 95650



Private and spacious studio with 1,224 sq ft in a quiet and private country setting. Located close to Horseshoe Bar Road and Auburn Folsom Road. Beautifully landscaped grounds, guest bathroom and tile foyer with viewing access to the studio. Vaulted tongue and groove knotty pine ceilings with recessed lighting, built in cabinets and 94% soundproof. Treated water and landscaping included. Lease terms and duration are negotiable. Minimum 1 year term. Lease \$2100 (1.71 psf) per month plus utilities.

LEASING FOR:  
\$1.71 PSF/MONTH  
\$20.52 PSF/YEAR  
UTILITIES NOT INC.

## FEATURES:

- 1,224 SQ FT
- 94 SOUNDPROOF
- QUIET AND PRIVATE
- LOCATED ON AN 8 ACRE PARCEL WITH 10 ACRES VACANT LAND ADJACENT
- BUILT IN 2008

**LM**  
LISA MCINTOSH MILBURN  
REALTOR

**Lisa McIntosh-Milburn**

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