



**\$206,140**

**6533 Little Avenue, Hughson, CA 95326**

- ◆ **4 Bedrooms, 2 Bathrooms**
- ◆ **Master walk in closet**
- ◆ **Great Room**
- ◆ **Kitchen Island with extra Pantry**
- ◆ **Upgraded Mocha Cabinets Throughout**
- ◆ **Upgraded Black Appliances**
- ◆ **Gas Range, Microwave and Dishwasher**
- ◆ **Granite Kitchen Counters**
- ◆ **Ceiling Fan pre-wire**
- ◆ **Recessed Can Lights in Kitchen**
- ◆ **Upgraded Vinyl Floors**
- ◆ **Upgraded Tile entry**

**AVAILABLE  
NEW  
HOME**



**VALLEY  
GLEN**  
HUGHSON

**Valley Glen Sales Office**  
1901 Tully Road  
Hughson CA 95326

**Contact Ruby Ruvalcaba**  
209-614-5984  
rruvalcaba@florsheimhomes.com

(DRE# 01298134)

**Own this home for  
\$0\***  
**cash out of pocket with  
total monthly payments of  
\$1,294\***

A beautiful Florsheim Home of  
**2,003 Sq. Ft.**  
is situated in the  
growing town of  
Hughson.

**FLORSHEIM  
HOMES**  
*Houses For Your Life™*

\*Based on sales price of \$206,140. USDA 30 year fixed loan amount of \$213,612. PITI payment of \$1,294. Total cash out of pocket \$0. 4.0% interest rate. 4.51% APR. Seller Credit of \$3,500. School Facility Credit \$7,692 (First time homebuyer credit subject to income restrictions). Total cash out of pocket depends on lender. Prices, specifications, terms and availability subject to change without prior notice. Square Footages are approximate. Actual home may vary from the above pictured.

