

# Hamptons

INTERNATIONAL



**4764 Hixon Circle, Carmichael, CA 95608**

4  2 

**£300,000**

**(\$395,000)**

## Property details

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### Key features

- **Garage Count: 2 Car Garage**
- **Sewer: Public**
- **Fireplace Count: 1 Fireplace**
- **Water: City Water**

### Attributes

-  **Swimming pool**
-  **Garage**

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## Description

Discover a once-in-a-lifetime opportunity to secure a prime piece of real estate in the highly coveted Cameron Ranch neighborhood. Making its debut on the market for the first time in 67 years, this exceptional property, originally constructed in 1959, is ready to transition into its next chapter. Nestled privately in the heart of a quiet cul-de-sac, this home offers a tranquil sanctuary away from the hustle and bustle, while remaining perfectly situated in the center of one of the neighborhood's most desirable pockets. The true highlight of this offering is the expansive .41-acre lot, providing a rare canvas for your creative vision. The existing residence features a solid foundation, offering approximately 1,800 square feet of living space across four bedrooms and two baths, plus a convenient 451-square-foot garage. While the home has great bones and plenty of room to grow, the massive backyard is a dream come true for those looking to create a personalized, resort-style retreat. Whether you envision a stunning swimming pool, a custom outdoor kitchen, a private basketball court, a detached ADU for guests, or a professional-grade home office and workshop, this property provides all the space required to bring those dreams to life. Opportunities of this caliber combining a prestigious location with such immense potential for expansion rarely reach the market. We invite you to explore the limitless possibilities at 4764 Hixon Circle and secure your place in this wonderful neighborhood. Act quickly to ensure you don't miss out on this truly unique home.















































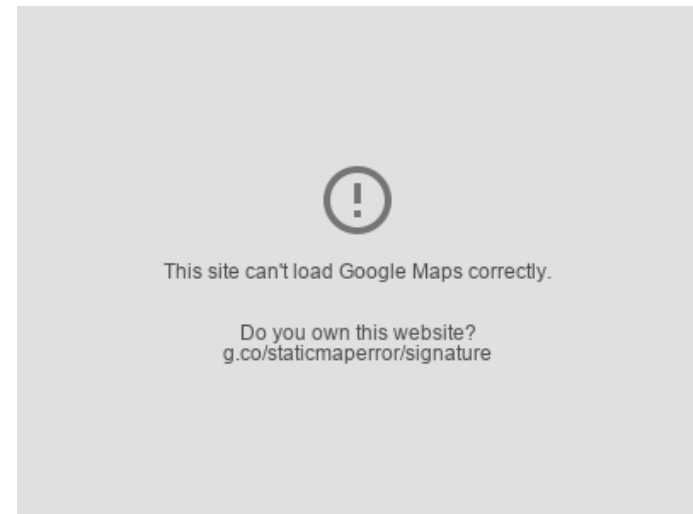






# Location

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**+44 (0)20 8618 4551**

**[international@hamptons.co.uk](mailto:international@hamptons.co.uk)**

**[www.hamptons-international.com](http://www.hamptons-international.com)**