

## Amenities

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Spacious 1 & 2 Bedrooms

Refrigerators

Wood burning Fireplaces\*

Central Heat & A/C

Dual Pane Windows

Modern Kitchens with Large  
Pantries

Large Closets

Beautiful Landscaping

Private Patios or Balconies\*

Covered Assigned Parking

Sparkling Pool & Spa

Washers & Dryers

Easy Freeway Access

Near American River College

\*On Selected Residences

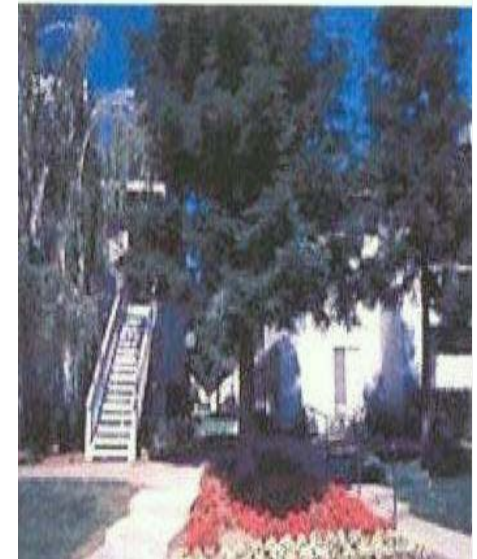


**Walnut Village**  
5341 Walnut Avenue,  
Sacramento, CA 95841



*Apartment Homes*

# Welcome



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## Walnut Village

5341 Walnut Avenue  
Sacramento, CA 95841

Phone: (916) 348-3494

Fax: (916) 345-6453

## The Community

RK Properties would like to take this opportunity to thank you for your time and consideration of the Walnut Village Apartments for your new home. Rance King Properties, Inc.



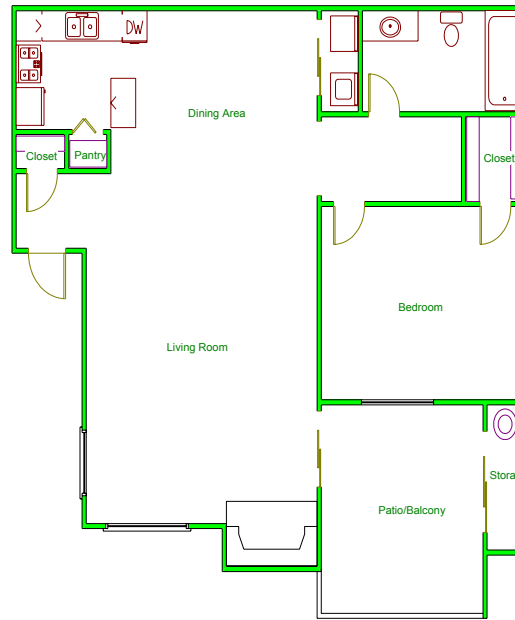
**RK Properties Corporate Offices**

owns and manages over 2500 apartments in the United States and has been in business since 1976.

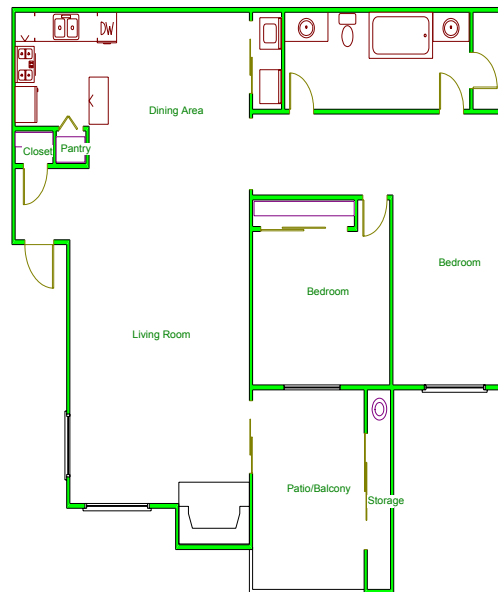
At Walnut Village, in addition to the pleasure of residing in a beautiful community nestled in rolling hills, you will enjoy quiet affordable living in a garden setting....Only minutes from schools, shopping centers and restaurants. In addition, for your convenience, assigned covered parking is also provided.

Walnut Village's convenient access to major transportation corridors allow you to be only a short trip to downtown Sacramento where there is shopping and entertainment. In addition, Sacramento and the surrounding area offer a variety of education and expanding employment opportunities in government as well as in the retail, manufacturing and construction industries. There is also easy access to the American River with all of its recreation opportunities. Additionally, it's only a short drive to Reno and the Lake Tahoe area where you can enjoy many Winter sports in one of the world class ski resorts as well as Summer activities in one of the most scenic mountain areas in United States.

A  
1  
+  
1



B  
2  
+  
1



## Activities & Attractions

With your spacious home at Walnut Village you will be living in an area that truly offers many diverse activities in addition to the great year round weather. With Walnut Village's close proximity to the American River College and easy freeway access, you are truly centrally located even though you will be living in the foothills. It also is only a short trip to the Sacramento Zoo, California's largest open air Farmers Market located in Roseville, Sacramento State, Folsom Lake, Arcos Arena, home of the Sacramento Kings and Raley Field home of the champion AAA pro baseball team, the River Cats. While at home in your community, you can enjoy swimming, socializing with other residents or just relaxing on your own private patio or in front of your fireplace.

Walnut Village....An elegant community with the conveniences of rental living.

Join us today in our community created for your comfort and convenience. Our on-site professional manager will answer any questions and will help make your move into your new home an easy transition.

