

# POLLOCK PINES CAMINO CARAVAN (Revised) 10-14

Listings as of 10/12/2021 at 12:58PM

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**MLS#: 221129456**

**5726 Sierra Springs Dr, Pollock Pines, CA 95726**

<b>LP:</b> \$429,500	<b>Beds:</b> 3	<b>Baths:</b> 2 (2 0)	<b>Status:</b> Active 10/12/21	<b>DOM/CDOM:</b> 0/0
<b>Price/SqFt:</b> 261.25	<b>Area:</b> 12802	<b>Year Built:</b> 1987	<b>SqFt:</b> 1644 Assessor Auto-Fill	<b>Lot Sz:</b> 0.3300



[Additional Pictures \(41\)](#) [Map](#)

**Comm Type/Comm to Buyers Ofc:** % / 2.5

**Dual Var Comp:** No **Current Rent:**

**Listing Date:** 10/11/21

**On Market Date:** 10/12/21

**Original Price:** \$429,500

**CP%LP:**

**Buyer Financing:**

**Conc/Amount/Cmnts:** 0

**Special List Cond:** None

**Listing Service:** Full Service

**List Office:** RE/MAX Gold (ID:01RMXG19) Phone: 530-344-7920, FAX: 530-295-0202 Lic:01215931

**List Agent:** Jim Aldrich (ID:EALDRICJ)

Cellular:530-919-2555 Cellular:530-919-2555

**Co List Office:**

**Co List Agent:**

**Buyer Office:**

**Buyer Agent:** 1

**Co Buyer Office:**

**Co Buyer Agent:**

1

**Zoning:** res

**Prop Subtype:** Single Family Residence

**2nd Unit Apprx SqFt:**

**Main Level:** Bedroom(s),Dining Room,Family Roo

**Foundation:** Raised,Concrete,Concrete Perimeter

**Carport Spaces:** 0 **Garage Spaces:** 2

**Open Parking Spaces:** 0

**Parking Feat:** RV Access,Garage Door Opener,

**County:** El Dorado

**APN:** 077-172-014-000

**Subdivision:** Sierra Springs

**Builder Name:**

**Builder Model:**

**EL:** Pollock Pines

**JR:** Pollock Pines

**SR:** El Dorado Union High

**Pri Show Cnct:** Owner (925) 698-5802 Michele / Owner

**Sec Show Cnct:** /

**Showing Inst:** Appointment Only,Call Showing Contact,Supra iBox

**LB Loc:** On railing by front door.

**Gate Code:**

**Occ Type:** Owner

**Current Rent:** \$0

**Private Remarks (partial):** Easy to show. Call the owner directly. They will take the dog and take a walk. Please do not let the cat out. (it'll probably hide under the covers on the bed) Always immaculate. Lock box in on the railing by the front door. No Sign. Escrow has been opened with Fidelity National Title. Thanks for your interest.

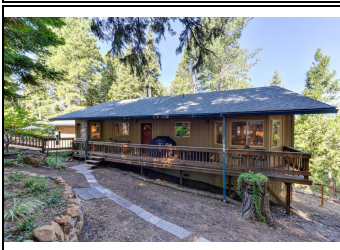
**Public Remarks (partial):** LOG CABIN LIVING! This absolutely gorgeous country style home has been meticulously maintained and lovingly updated. It looks and feels new down to the electrical outlet and switches. These owners have replaced all floor, including Plank Hardwood in the Great Room, and tile in the baths. They have updated the Kitchen and baths, and installed a new 50 year roof and a new HVAC system just 2 years ago. Solar tubes and plenty of dual paned wood windows keep the interior light and bright. The Great Room features an Open Floor Plan and has Vaulted, Beamed ceilings, a

**Cross Street:** Azalea Circle **Directions(partial):** Take Sly Park Road to Sierra Springs Drive to address. NO Sign. On the left side at the corner of Azalea Drive.

**MLS#: 221095415**

**6013 Dolly Varden Ln, Pollock Pines, CA 95726**

<b>LP:</b> \$425,000	<b>Beds:</b> 3	<b>Baths:</b> 2 (2 0)	<b>Status:</b> Active 08/04/21	<b>DOM/CDOM:</b> 19/19
<b>Price/SqFt:</b> 307.75	<b>Area:</b> 12802	<b>Year Built:</b> 1992	<b>SqFt:</b> 1381 Assessor Auto-Fill	<b>Lot Sz:</b> 2.5600



[Additional Pictures \(59\)](#) [Map](#)

**Comm Type/Comm to Buyers Ofc:** % / 2.5

**Dual Var Comp:** No **Current Rent:**

**Listing Date:** 08/04/21

**On Market Date:** 08/04/21

**Original Price:** \$425,000

**CP%LP:**

**Buyer Financing:**

**Conc/Amount/Cmnts:** 0

**Special List Cond:** None

**Listing Service:** Full Service

**List Office:** RE/MAX Gold (ID:01RMXG19) Phone: 530-344-7920, FAX: 530-295-0202 Lic:01215931

**List Agent:** Jim Aldrich (ID:EALDRICJ)

Cellular:530-919-2555 Cellular:530-919-2555

**Co List Office:**

**Co List Agent:**

**Buyer Office:**

**Buyer Agent:**

**Co Buyer Office:**

**Co Buyer Agent:**

2

**Zoning:** unknown

**Prop Subtype:** Single Family Residence

**2nd Unit Apprx SqFt:**

**Main Level:** Bedroom(s),Living Room,Master Bedr

**Foundation:** Raised

**Carport Spaces:** 0 **Garage Spaces:** 2

**Open Parking Spaces:** 0

**Parking Feat:** 24'+ Deep Garage,Garage Door O

**County:** El Dorado

**APN:** 077-101-036-000

**Subdivision:** Sly Park Hills

**Builder Name:**

**Builder Model:**

**EL:** Pollock Pines

**JR:** Pollock Pines

**SR:** El Dorado Union High

**Pri Show Cnct:** Vacant / Vacant

**Sec Show Cnct:** /

**Showing Inst:** Call 1st Lockbox

**LB Loc:**

**Gate Code:**

**Occ Type:** Vacant

**Current Rent:** \$0

**Private Remarks (partial):** EZ to Show. Call or text Jim at 530-919-2555. The home is now vacant and has a lock box. Call for copy of reports. Sellers are motivated. Brings offers. Thank you for your interest.

**Public Remarks (partial):** Incredible Views Abound! This Quality Ranch style home features Vaulted Ceiling, Skylights and plenty of Window to enjoy the soaring hawks and wildlife. The front offers a covered porch, and the rear has a large redwood deck that's perfect for entertaining. 6500 W. generator is included with this sale. The Living room and two bedroom look out over the scenic canyon. The master bedroom has vaulted ceilings and Bay Windows. The Kitchen has custom oak cabinets and connects to the Dining Room which has a 3 point window seat. The well was recently rated at 13.6

**Cross Street:** Speckled Road **Directions(partial):** From Pollock Pines, take Sly Park Road. Go past Jenkinson Lake. Turn right on Rainbow Trail. Turn left on Dolly Varden Lane. Go past the cul-de-sac. make a right after 6021 Dolly Varden, the home is the first home on the left. No Sign. Steep driveway,

# Agent Summary Report - Residential

Listings as of 10/12/2021 at 12:58PM

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**MLS#: 221120817**      **4161 Old Carson Rd, Pollock Pines, CA 95726-8821**

<b>LP:</b> \$929,000	<b>Beds:</b> 4	<b>Baths:</b> 4 (2 2)	<b>Status:</b> Active 10/08/21	<b>DOM/CDOM:</b> 4/4
<b>Price/SqFt:</b> 277.40	<b>Area:</b> 12802	<b>Year Built:</b> 2003	<b>SqFt:</b> 3349 Assessor Auto-Fill	<b>Lot Sz:</b> 5.0900



[Additional Pictures \(52\)](#)      [Map](#)

**Comm Type/Comm to Buyers Ofc:** % / THREE  
**Dual Var Comp:** No **Current Rent:**  
**Listing Date:** 10/08/21 **Entry Date:** 10/08/21  
**On Market Date:** 10/08/21 **Exp Date:**  
**Original Price:** \$929,000 **Pend Date:**  
**CP%LP:** **Mult Offers:**  
**Buyer Financing:** **Co List Agent:**  
**Conc/Amount/Cmnts:** 0  
**Special List Cond:** None  
**Listing Service:** Full Service

**List Office:** Z Group Real Estate (ID:01ZGRE)  
Phone: 530-644-1644, FAX: 530-497-3439  
**List Agent:** Lauralee Green (ID:EGREENLA)  
Primary: 530-644-6226 Secondary: 530-644-1644  
**Co List Office:**  
**Buyer Office:**  
**Buyer Agent:**  
**Co Buyer Office:**  
**Co Buyer Agent:**

3

**Zoning:** Res  
**Prop Subtype:** Single Family Residence  
**2nd Unit Apprx SqFt:**  
**Main Level:** Bedroom(s), Living Room, Dining Roo  
**Foundation:** Raised  
**Carport Spaces:** 2 **Garage Spaces:** 4  
**Open Parking Spaces:** 15  
**Parking Feat:** 24'+ Deep Garage, Attached, Boat  
**County:** El Dorado  
**APN:** 009-740-005-000  
**Subdivision:** Crystal View Esta  
**Builder Name:** Jeff Pecota  
**Builder Model:**  
**EL:** Pollock Pines  
**JR:** Pollock Pines  
**SR:** El Dorado Union High  
**Pri Show Cnct:** Vacant / Vacant  
**Sec Show Cnct:** /  
**Showing Inst:** Vacant w/Lockbox  
**LB Loc:** Front Door  
**Gate Code:**  
**Occ Type:** **Current Rent:** \$0

**Private Remarks (partial):** Some photos are digitally staged. Home is vacant - Go Show. Please submit fire insurance quote with offer. Buyer to verify internet connection. NO high speed available in this area, satellite only.

**Public Remarks (partial):** Comfortable luxury, total privacy & Snowcapped Crystal Mountain Range Views. Gorgeous Engineered Hardwood flooring, Central Vacuum, Zoned HVAC system, Anderson Windows w/Duette® blinds, PREPAID solar, 22 Kw Generac Generator w/auto transfer, Dramatic open Great Room w/impressive vaulted wood ceiling & full wall of windows. Beautifully designed Kitchen w/cherry cabinets, granite & stainless, island, pantry, Double Oven, microwave & bar sink. HUGE laundry room w/deep sink in counter & built-in cabinets. Remote Primary Suite w/giant walk in closet,

**Cross Street:** Park Creek **Directions(partial):** Sly Park Road to Park Creek to L on Old Carson to Home on Right

**MLS#: 221098356**      **3086 Sesame St, Pollock Pines, CA 95726**

<b>LP:</b> \$489,900	<b>Beds:</b> 4	<b>Baths:</b> 3 (3 0)	<b>Status:</b> Active 08/11/21	<b>DOM/CDOM:</b> 29/29
<b>Price/SqFt:</b> 190.99	<b>Area:</b> 12802	<b>Year Built:</b> Unknown	<b>SqFt:</b> 2565 Assessor Agent-Fill	<b>Lot Sz:</b> 0.8800



[Additional Pictures \(53\)](#)      [Map](#)

**Comm Type/Comm to Buyers Ofc:** % / 2.5  
**Dual Var Comp:** No **Current Rent:**  
**Listing Date:** 08/11/21 **Entry Date:** 08/11/21  
**On Market Date:** 08/11/21 **Exp Date:**  
**Original Price:** \$489,900 **Pend Date:**  
**CP%LP:** **Mult Offers:**  
**Buyer Financing:** **Co List Agent:**  
**Conc/Amount/Cmnts:** 0  
**Special List Cond:** None  
**Listing Service:** Full Service

**List Office:** RE/MAX Gold (ID:01RMXG19) Phone: 530-344-7920, FAX: 530-295-0202 Lic: 01215931  
**List Agent:** Jim Aldrich (ID:EALDRICJ)  
Cellular: 530-919-2555 Cellular: 530-919-2555  
**Co List Office:**  
**Buyer Office:**  
**Buyer Agent:**  
**Co Buyer Office:**  
**Co Buyer Agent:**

4

**Zoning:** unknown  
**Prop Subtype:** Single Family Residence  
**2nd Unit Apprx SqFt:**  
**Main Level:** Bedroom(s), Living Room, Family Roo  
**Foundation:** Raised  
**Carport Spaces:** 0 **Garage Spaces:** 2  
**Open Parking Spaces:** 0  
**Parking Feat:** Detached, Garage Facing Front, Se  
**County:** El Dorado  
**APN:** 009-350-057-000  
**Subdivision:**  
**Builder Name:**  
**Builder Model:**  
**EL:** Pollock Pines  
**JR:** Pollock Pines  
**SR:** El Dorado Union High  
**Pri Show Cnct:** Agent (530) 919-2555 Jim Aldrich / Agent  
**Sec Show Cnct:** /  
**Showing Inst:** Vacant w/Lockbox  
**LB Loc:** Front Door  
**Gate Code:**  
**Occ Type:** Vacant **Current Rent:** \$0

**Private Remarks (partial):** Vacant - Just go! Pest and Whole House Inspections available, as well as Natural Hazards Disclosure. Thank you for your interest!

**Public Remarks (partial):** Sunny Day, Chasin' the Clouds away, On My way to where the air is sweet Make this home your new Happy Place. 4 bedroom, 3 full Baths, with living, Family and Bonus Rooms. The Kitchen has just been remodeled and features, Granite Counters, stainless appliances and knotty Hickory Cabinets. Several rooms have new carpets. The bonus Room has European style beamed ceilings. There are two Master bedrooms, one on each level. The home is on .88 Acres of level and rolling grounds. The 2 car detached garage features a mechanics pit, it you like to tinker on

**Cross Street:** Hazel Street **Directions(partial):** Can you tell me how to get, how to get to Sesame Street Sure.....From Highway 50 east, take the Sly Park exit. Turn right to immediate right onto Ridgeway Drive. Turn left on Hazel Street. Turn right on Sesame Street. Go straight into the driveway.

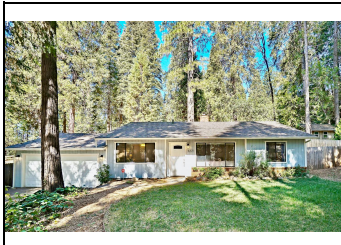
# Agent Summary Report - Residential

Listings as of 10/12/2021 at 12:58PM

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**MLS#: 221122542**      **6221 Pine St, Pollock Pines, CA 95726-9608**

<b>LP:</b> \$399,999	<b>Beds:</b> 3	<b>Baths:</b> 2 (2 0)	<b>Status:</b> Active 10/01/21	<b>DOM/CDOM:</b> 11/11
<b>Price/SqFt:</b> 306.75	<b>Area:</b> 12802	<b>Year Built:</b> 1960	<b>SqFt:</b> 1304 Assessor Auto-Fill	<b>Lot Sz:</b> 0.1800



[Additional Pictures \(29\)](#)      [Map](#)

**Comm Type/Comm to Buyers Ofc:** % / 2.5

**Dual Var Comp:** No **Current Rent:**

**Listing Date:** 09/25/21

**On Market Date:** 10/01/21

**Original Price:** \$425,000

**CP%LP:**

**Buyer Financing:**

**Conc/Amount/Cmnts:** 0

**Special List Cond:** None

**Listing Service:** Full Service

**List Office:** Coldwell Banker Realty (ID:01CLBA06)  
Phone: 530-626-3333, FAX: 530-621-4334

**List Agent:** Cristy A Eastman (ID:SHATHAWA)  
Primary: 916-995-4644 Secondary: 916-995-4644

**Co List Office:**

**Co List Agent:**

**Buyer Office:**

**Buyer Agent:**

**Co Buyer Office:**

**Co Buyer Agent:**

**Zoning:** R1

**Prop Subtype:** Single Family Residence

**2nd Unit Apprx SqFt:**

**Main Level:** Bedroom(s), Living Room, Dining Roo

**Foundation:** Slab

**Carport Spaces:** 0

**Garage Spaces:** 2

**Open Parking Spaces:** 3

**Parking Feat:** Attached

**County:** El Dorado

**APN:** 101-320-037-000

**Subdivision:**

**Builder Name:**

**Builder Model:**

**EL:** Pollock Pines

**JR:** Pollock Pines

**SR:** El Dorado Union High

**Pri Show Cnct:** Other (916) 995-4644 Showing time widget /

**Sec Show Cnct:** /

**Showing Inst:** Leave Card, Call 1st Lockbox, Supra iBox

**LB Loc:** front door

**Gate Code:**

**Occ Type:** Owner

**Current Rent:** \$0

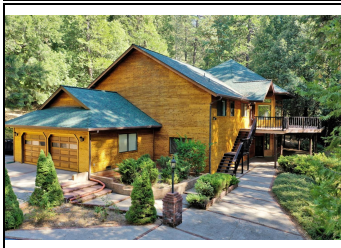
**Private Remarks (partial):** Please use showing time to schedule on the widget under the pictures in MLS. If not, just call or text me for access. Easy to show. They have a small dog that will need to be removed prior to any evening showings. Send all offers to Cristy at eastmanrealtors@gmail.com. Open with Fidelity in Placerville with Renee and Sarah. Thanks for showing.

**Public Remarks (partial):** Welcome home to this beautifully updated cottage home that offers ~1304 sq ft, 3 bedroom, 2 full baths and sits on an ~0.18-acre lot. The home is updated with quartz kitchen countertops and white shaker cabinets. The home features updated laminate flooring in the main living areas, kitchen, and tile in the bathrooms, with cozy carpet flooring in the bedrooms. The bathrooms have been updated with custom tile work in the showers. Walking distance to the elementary school and the local bowling alley that was recently renovated. Minutes from Hwy 50, shopping and dining.

**Cross Street:** Laurel **Directions(partial):** From Pony Express Trail, turn onto Laurel Drive then turn onto Pine.

**MLS#: 221113655**      **2641 Blackbird Ln, Camino, CA 95709-9763**

<b>LP:</b> \$799,000	<b>Beds:</b> 4	<b>Baths:</b> 4 (3 1)	<b>Status:</b> Active 09/09/21	<b>DOM/CDOM:</b> 33/33
<b>Price/SqFt:</b> 194.69	<b>Area:</b> 12801	<b>Year Built:</b> 1988	<b>SqFt:</b> 4104 Assessor Auto-Fill	<b>Lot Sz:</b> 3.0000



[Additional Pictures \(51\)](#)      [Map](#)

**Comm Type/Comm to Buyers Ofc:** % / 2.5%

**Dual Var Comp:** No **Current Rent:**

**Listing Date:** 09/09/21

**On Market Date:** 09/09/21

**Original Price:** \$975,000

**CP%LP:**

**Buyer Financing:**

**Conc/Amount/Cmnts:** 0

**Special List Cond:** None

**Listing Service:** Full Service

**List Office:** RE/MAX Gold (ID:01RMXG19) Phone: 530-344-7920, FAX: 530-295-0202 Lic: 01215931

**List Agent:** Denise Barnhart (ID:EDENISEB)  
Primary: 530-957-1608 Secondary: 530-344-7920

**Co List Office:**

**Co List Agent:**

**Buyer Office:**

**Buyer Agent:**

**Co Buyer Office:**

**Co Buyer Agent:**

**Zoning:** RES

**Prop Subtype:** Single Family Residence

**2nd Unit Apprx SqFt:**

**Main Level:** Bedroom(s), Living Room, Dining Roo

**Foundation:** Raised

**Carport Spaces:** 0

**Garage Spaces:** 2

**Open Parking Spaces:** 0

**Parking Feat:** 24'+ Deep Garage, Attached, Boat

**County:** El Dorado

**APN:** 085-620-057-000

**Subdivision:**

**Builder Name:**

**Builder Model:**

**EL:** Camino Union

**JR:** Camino Union

**SR:** El Dorado Union High

**Pri Show Cnct:** Other (800) 746-9464 Showing Time / Other

**Sec Show Cnct:** /

**Showing Inst:** Appointment Only, Call Showing Contact

**LB Loc:** Up deck stairs on front door

**Gate Code:**

**Occ Type:**

**Current Rent:** \$0

**Private Remarks (partial):** Pest inspection attached. Seller will provide clear Section 1 prior to COE; repairs in process now. Send insurance quote with all offers. Buyer to verify all info.

**Public Remarks (partial):** \*\*EXTRAORDINARY PRICE IMPROVEMENT\*\* Stunning custom home located in Audubon Hills in the heart of Apple Hill! 4 bedrooms + 3.5 baths on 3 acres. Potential for multi-generational living with a separate entrance to lower level bedroom, full bath, large family room & wet bar. Or use your imagination to create the ultimate entertaining area & game room. Home features vaulted ceilings, open great room concept, gorgeous wood floors & 2 pellet stoves. Spacious master suite with large master bathroom & 2 walk-in closets. New 50-year roof in 2020 with

**Cross Street:** Audubon Dr **Directions(partial):** N. Canyon Rd to Audubon Dr. Left on Blackbird, then quick right on Falcon. Driveway is off Falcon on the right.



# Agent Summary Report - Residential

Listings as of 10/12/2021 at 12:58PM

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**MLS#: 221102334** **5561 Puerta Del Sol, Camino, CA 95709**

<b>LP:</b> \$475,000	<b>Beds:</b> 3	<b>Baths:</b> 2 (2 0)	<b>Status:</b> Active 08/13/21	<b>DOM/CDOM:</b> 42/42
<b>Price/SqFt:</b> 270.50	<b>Area:</b> 12801	<b>Year Built:</b> 1977	<b>SqFt:</b> 1756 Assessor Auto-Fill	<b>Lot Sz:</b> 5.5600



[Additional Pictures \(29\)](#) [Map](#)

**Comm Type/Comm to Buyers Ofc:** % / 2.5

**Dual Var Comp:** No **Current Rent:**

**Listing Date:** 08/13/21

**On Market Date:** 08/13/21

**Original Price:** \$505,000

**CP%LP:**

**Buyer Financing:**

**Conc/Amount/Cmnts:** 0

**Special List Cond:** None

**Listing Service:** Full Service

**List Office:** Century 21 Select Real Estate (ID:01C21S07) Phone: 530-295-2900, FAX: 530-

**List Agent:** Cheryl L Webb (ID:EWEBBCHE) Primary:530-306-0684 Lic:01149568

**Co List Office:** Century 21 Select Real Estate (ID:01C21S07) Phone: 530-295-2900, FAX: 530-

**Co List Agent:** Claudia D Webb (ID:ECLAUWEB) Primary:530-344-3037 Secondary:530-295-2900

**Buyer Office:**

**Buyer Agent:**

**Co Buyer Office:**

**Co Buyer Agent:**

**Zoning:** Residential

**Prop Subtype:** Single Family Residence

**2nd Unit Apprx SqFt:**

**Main Level:** Bedroom(s),Living Room,Dining Roo

**Foundation:** Raised

**Carport Spaces:** 0 **Garage Spaces:** 2

**Open Parking Spaces:** 0

**Parking Feat:** Attached,Garage Door Opener,Gar

**County:** El Dorado

**APN:** 077-740-020-000

**Subdivision:**

**Builder Name:**

**Builder Model:**

**EL:** Gold Oak Union

**JR:** Gold Oak Union

**SR:** El Dorado Union High

**Pri Show Cnct:** Agent (530) 344-3037 Claudia Webb / Agent

**Sec Show Cnct:** /

**Showing Inst:** Text Showing Contact

**LB Loc:**

**Gate Code:** #0289

**Occ Type:**

**Current Rent:** \$0

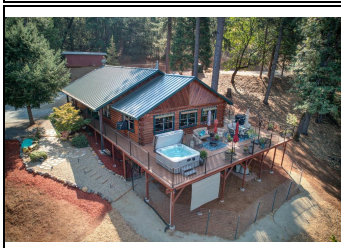
**Private Remarks (partial):** Insurance quote attached \$2523 fair plan and \$872 wrap around Farmers, total \$3395 per year. Buyer to verify coverage as it will change per individual.

**Public Remarks (partial):** Enjoy the tranquil scenery and beautiful views from this lovely, updated home. The spacious front deck is perfect for enjoying a morning cup of coffee while listening to the birds and watching the sun rise. Step through the grand double doors into the spacious and inviting living room. Complete with wood flooring and cozy fireplace, you'll feel right at home. The kitchen flows perfectly into the dining and living room making entertaining a dream. 3 generous bedrooms and plenty of closet space will make sure you will never be yearning for more storage! The spacious master

**Cross Street:** Puerta Del Sol **Directions(partial):** Carson Rd to right on Snows Rd, to left on Puerta Del Sol through the gate, to home on left

**MLS#: 221119808** **5000 Coyote Hill Rd, Placerville, CA 95667-9269**

<b>LP:</b> \$699,000	<b>Beds:</b> 4	<b>Baths:</b> 2 (2 0)	<b>Status:</b> Active 09/23/21	<b>DOM/CDOM:</b> 19/19
<b>Price/SqFt:</b> 332.86	<b>Area:</b> 12703	<b>Year Built:</b> 1990	<b>SqFt:</b> 2100 Assessor Auto-Fill	<b>Lot Sz:</b> 5.6700



[Additional Pictures \(59\)](#) [Map](#)

**Comm Type/Comm to Buyers Ofc:** % / 2.5

**Dual Var Comp:** No **Current Rent:**

**Listing Date:** 09/22/21

**On Market Date:** 09/23/21

**Original Price:** \$699,000

**CP%LP:**

**Buyer Financing:**

**Conc/Amount/Cmnts:** 0

**Special List Cond:** None

**Listing Service:** Full Service

**List Office:** Roslee Real Estate (ID:01ROS) Phone: 530-906-1400 Lic:01238166

**List Agent:** Tom Roslee (ID:EROSLEET)

Primary:530-906-1400 Lic:01238166

**Co List Office:**

**Co List Agent:**

**Buyer Office:**

**Buyer Agent:**

**Co Buyer Office:**

**Co Buyer Agent:**

**Zoning:** RE-5

**Prop Subtype:** Single Family Residence

**2nd Unit Apprx SqFt:**

**Main Level:** Bedroom(s),Living Room,Dining Roo

**Foundation:** Raised

**Carport Spaces:** 3 **Garage Spaces:** 0

**Open Parking Spaces:** 0

**Parking Feat:** Boat Storage,RV Access,Covered,

**County:** El Dorado

**APN:** 077-091-032-000

**Subdivision:**

**Builder Name:**

**Builder Model:**

**EL:** Gold Oak Union

**JR:** Gold Oak Union

**SR:** El Dorado Union High

**Pri Show Cnct:** Agent (530) 906-1400 Tom Roslee / Agent

**Sec Show Cnct:** /

**Showing Inst:** Text Showing Contact

**LB Loc:** Deck railing next to front door.

**Gate Code:**

**Occ Type:** Owner

**Current Rent:** \$0

**Private Remarks (partial):** ESCROW OPENED WITH NORTH AMERICAN TITLE-MICHELLE SCHAFFERT. BONUS ROOM DOWNSTAIRS IS UNPERMITTED & NOT PART OF ACTUAL SQ FOOTAGE. HOA is for Road Maintenance only-(\$3225 yr) 2 INDOOR CATS- PLS DO NOT LET OUT. PLEASE PROVIDE CURRENT HOME OWNERS INSURANCE QUOTE W/ ALL OFFERS.

**Public Remarks (partial):** \*\*WELCOME TO YOUR WELL MAINTAINED LINCOLN LOG HOME COMPLETE WITH SUPERIOR SUNSET VIEWS ON NEARLY 6 ACRES! \*\*Affordable Homeowners insurance-NO Ca Fair Plan-\$3225 annual premium quote on file! This horse property is simply amazing, end of the road & backs up to a 190 acre ranch. 4 spacious bedrooms-2 full baths- Downstairs 550 sq ft BONUS ROOM-FOR A VARIETY OF USES! New STEEL METAL lifetime warranty roof / maintenance free gutters-New large 1600 sq ft custom wrap around composite TREX deck complete with hot

**Cross Street:** Starkes Grade **Directions(partial):** Pleasant Valley Rd. to Newtown Rd. to right on Starkes Grade Rd. to left on Coyote Hill Rd. to the very end- last home on the road.