



# EDCAR TOUR - October 21st 2021

**MLS#: 81867287**

**3523 Rolph Way, El Dorado Hills, CA 95762**

<b>LP:</b> \$830,000	<b>Beds:</b> 3	<b>Baths:</b> 3 (3 0)	<b>Status:</b> <span style="color: green;">N</span> Active 10/19/21	<b>DOM/CDOM:</b> 0/0
<b>Price/SqFt:</b> 319.48	<b>Area:</b> 12602	<b>Year Built:</b> 1974	<b>SqFt:</b> 2598	<b>Lot Sz:</b> 12632

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**Comm Type/Comm to Buyers Ofc:** % / 2.50  
**Dual Var Comp:** No **Current Rent:**  
**Listing Date:** 10/19/21 **Entry Date:** 10/19/21  
**On Market Date:** 10/19/21 **Exp Date:**  
**Original Price:** \$830,000 **Pend Date:**  
**CP%LP:** **Mult Offers:**  
**Buyer Financing:**  
**Conc/Amount/Cmnts:** 0  
**Special List Cond:** None  
**Listing Service:** Full Service

**List Office:** HomeSmart Professionals (ID:HSP-1)  
Phone: 760-844-7500 Lic:01912687  
**List Agent:** Ryan Henry (ID:MLSL5085076)  
Primary:408-600-7963 Secondary:760-844-7500  
**Co List Office:**  
**Co List Agent:**  
**Buyer Office:**  
**Buyer Agent:**  
**Co Buyer Office:**  
**Co Buyer Agent:**

<b>Zoning:</b> R1	<b>County:</b> El Dorado	<b>Pri Show Cnct:</b> (408) 600-7963 Agent /
<b>Prop Subtype:</b> Single Family Residence	<b>APN:</b> 120-171-001-000	<b>Sec Show Cnct:</b> /
<b>2nd Unit Apprx SqFt:</b>	<b>Subdivision:</b>	<b>Showing Inst:</b> Call 1st Lockbox,Supra iBox
<b>Main Level:</b>	<b>Builder Name:</b>	
<b>Foundation:</b> Concrete Perimeter,Slab,Other	<b>Builder Model:</b>	<b>LB Loc:</b>
<b>Carpport Spaces:</b> 0 <b>Garage Spaces:</b> 2	<b>EL:</b> Buckeye Union	<b>Gate Code:</b>
<b>Open Parking Spaces:</b> 0	<b>JR:</b>	<b>Occ Type:</b> <b>Current Rent:</b> \$0
<b>Parking Feat:</b> Attached	<b>SR:</b> El Dorado Union High	

**Private Remarks (partial):** Easy to show but please call or text listing agent with your preferred time: Ryan (408) 600-7963. Very short notice is Okay but call or text first. Will be on lockbox on Thursday after brokers open tour. Please call if you would like to see it before Thursday and it can be arranged. Seller requests serious buyers only. Please remove shoes or use provided shoe coverings and make sure doors are locked when you leave. Thanks. This home has an incredible view and fabulous location. Architects and Artists will love this one of a kind home.

**Public Remarks (partial):** Architectural Contemporary Gem in the heart of El Dorado Hills (Town). Significant View home on a huge lot. Land! Lots of Land! Nearly 1/3 acre right in town but feels like a resort in the country. No Mello-Roos tax. Spectacular views of snowcapped mountains and city lights. Don't miss this rare hilltop opportunity to live in the prestigious and highly coveted Ridgeview Estates. This home sits nearly at the top of the hill and commands one of the best views in the neighborhood. 3 bedroom 3 bath PLUS an attached ensuite Casita with private entry. Open greenbelt space

**Cross Street:** Wilson **Directions(partial):**

**MLS#: 221120410**

**6028 Purple Martin Rd, El Dorado Hills, CA 95762-6314**

<b>LP:</b> \$839,000	<b>Beds:</b> 4	<b>Baths:</b> 3 (2 1)	<b>Status:</b> Active 09/26/21	<b>DOM/CDOM:</b> 23/23
<b>Price/SqFt:</b> 306.88	<b>Area:</b> 12602	<b>Year Built:</b> 2002	<b>SqFt:</b> 2734 Assessor Agent-Fill	<b>Lot Sz:</b> 7841

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**Comm Type/Comm to Buyers Ofc:** % / 2.5  
**Dual Var Comp:** No **Current Rent:**  
**Listing Date:** 09/20/21 **Entry Date:** 09/20/21  
**On Market Date:** 09/26/21 **Exp Date:**  
**Original Price:** \$859,000 **Pend Date:**  
**CP%LP:** **Mult Offers:**  
**Buyer Financing:**  
**Conc/Amount/Cmnts:** 0  
**Special List Cond:** None  
**Listing Service:** Full Service

**List Office:** eXp Realty of California, Inc.  
(ID:01EXPY26) Phone: 888-584-9427 Lic:01878277  
**List Agent:** Shelly M Garcia (ID:EGARCIA)  
Primary:530-417-3831 Lic:01338906  
**Co List Office:**  
**Co List Agent:**  
**Buyer Office:**  
**Buyer Agent:**  
**Co Buyer Office:**  
**Co Buyer Agent:**

<b>Zoning:</b> R1	<b>County:</b> El Dorado	<b>Pri Show Cnct:</b> Agent (530) 417-3831 SHELLY / Agent
<b>Prop Subtype:</b> Single Family Residence	<b>APN:</b> 116-800-032-000	<b>Sec Show Cnct:</b> /
<b>2nd Unit Apprx SqFt:</b>	<b>Subdivision:</b>	<b>Showing Inst:</b> Call 1st Lockbox,Text Showing Contact
<b>Main Level:</b> Bedroom(s),Family Room,Full Bath(s),	<b>Builder Name:</b>	
<b>Foundation:</b> Slab	<b>Builder Model:</b>	<b>LB Loc:</b> Front porch on railing
<b>Carpport Spaces:</b> 0 <b>Garage Spaces:</b> 3	<b>EL:</b> Rescue Union	<b>Gate Code:</b>
<b>Open Parking Spaces:</b> 0	<b>JR:</b> Rescue Union	<b>Occ Type:</b> <b>Current Rent:</b> \$0
<b>Parking Feat:</b> 24'+ Deep Garage,Attached,Garag	<b>SR:</b> El Dorado Union High	

**Private Remarks (partial):** Please wear masks and take your shoes off. Thank you!! Escrows open with First American Title ~ Donielle Wilson  
PLEASE TEXT OR CALL AGENT FOR APPOINTMENT. 530-417-3831

**Public Remarks (partial):** Beautiful home in the desirable Woodridge Community. This 2734 sq ft home features 4 bedrooms, 2.5 baths. Large master bedroom with retreat, updated Kitchen with hardwood floors, granite counters, newer dishwasher, Microwave, kitchen sink, double ovens, slider door in the kitchen, and french doors in family rm. This home shows pride of ownership. Large family rm, living rm and dining rm. BACKS UP TO GREENBELT!! NO HOA OR MELLO ROO'S... YOU TO CAN LIVE IN ONE OF THE BEST COMMUNITIES AROUND!!

**Cross Street:** Prairie Falcon **Directions(partial):** Bass Lake exit to Rt on Madera (Woodridge Community) Rt on Summer Dr, Lt on Prairie Falcon, Rt on Purple Martin, home is on the right.

**MLS#: 221125477**      **3301 Appian Way, El Dorado Hills, CA 95762-5652**

<b>LP:</b> \$1,699,000	<b>Beds:</b> 5	<b>Baths:</b> 4 (4 0)	<b>Status:</b> Active 10/01/21	<b>DOM/CDOM:</b> 18/18
<b>Price/SqFt:</b> 406.95	<b>Area:</b> 12602	<b>Year Built:</b> 2002	<b>SqFt:</b> 4175 Assessor Auto-Fill	<b>Lot Sz:</b> 1.3800

**3****Comm Type/Comm to Buyers Ofc:** % / 2.5**Dual Var Comp:** No **Current Rent:****Listing Date:** 09/30/21**On Market Date:** 10/01/21**Original Price:** \$1,699,000**CP%LP:****Buyer Financing:****Conc/Amount/Cmnts:** 0**Special List Cond:** None**Listing Service:** Full Service**List Office:** Lyon RE Roseville (ID:01LYON05)

Phone: 916-784-1500, FAX: 916-784-1578

**List Agent:** Wendy E Jeans (ID:PJEANWEN)

Primary:916-532-9170 Lic:01272958

**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:** Living Room,Dining Room,Family Roo**Foundation:** Slab**Carpport Spaces:** 0**Garage Spaces:** 3**Open Parking Spaces:** 0**Parking Feat:** Other**County:** El Dorado**APN:** 126-360-003-000**Subdivision:** Highland View**Builder Name:****Builder Model:****EL:** Rescue Union**JR:** Rescue Union**SR:** El Dorado Union High**Pri Show Cnct:** Agent (916) 532-9170 Wendy Jeans / Agent**Sec Show Cnct:** /**Showing Inst:** Call Showing Contact**LB Loc:****Gate Code:****Occ Type:** Owner**Current Rent:** \$0**Private Remarks (partial):** Call listing agent for showings.

**Public Remarks (partial):** Semi Custom Estate home on greenbelt w/private paths to fruit orchard & rose garden, located on 1.38 acres in prestigious Highland View! Spectacular VIEWS from all rooms. VERY PRIVATE w/trees and no neighbors on 3 sides! This floor plan has 4175 sqft for 5 bedrooms, 4 full baths, and a bonus room! 1st floor Guest room has own entrance & bath. Oversized Master suite on 2nd floor has a balcony w/breathtaking view & overlook the local foothills hills & NIGHTLY SUNSETS! 3 more large 2nd floor bedrooms plus a huge bonus room! Current owner has \$100k+ in

**Cross Street:** Silva Valley **Directions(partial):** Green Valley to Silva Valley Parkway, Left on Appian Way to address on the left.

**MLS#: 221124491**      **4283 Greenview Dr, El Dorado Hills, CA 95762-7622**

<b>LP:</b> \$2,295,000	<b>Beds:</b> 6	<b>Baths:</b> 7 (6 1)	<b>Status:</b> Active 10/02/21	<b>DOM/CDOM:</b> 17/127
<b>Price/SqFt:</b> 382.50	<b>Area:</b> 12602	<b>Year Built:</b> 2008	<b>SqFt:</b> 6000 Owner	<b>Lot Sz:</b> 0.6500

**4****Comm Type/Comm to Buyers Ofc:** % / 2.5**Dual Var Comp:** No **Current Rent:****Listing Date:** 09/27/21**On Market Date:** 10/02/21**Original Price:** \$2,295,000**CP%LP:****Buyer Financing:****Conc/Amount/Cmnts:** 0**Special List Cond:** None**Listing Service:** Full Service**List Office:** Coldwell Banker Realty (ID:01CLBA02)

Phone: 916-933-1155, FAX: 916-933-4370

**List Agent:** Patricia Seide (ID:ESEIDEPP)

Home:916-712-1617 Direct:916-941-3006

**Co List Office:** Coldwell Banker Realty

(ID:01CLBA02) Phone: 916-933-1155, FAX: 916-

**Co List Agent:** Nicolette D Wichert (ID:ENWICHER)

Primary:916-458-1342 Secondary:916-933-1155

**Buyer Office:****Buyer Agent:****Co Buyer Office:****Co Buyer Agent:****Zoning:** L6**Prop Subtype:** Single Family Residence**2nd Unit Apprx SqFt:****Main Level:** Living Room,Dining Room,Family Roo**Foundation:** Slab**Carpport Spaces:** 0**Garage Spaces:** 3**Open Parking Spaces:** 5**Parking Feat:** Attached,Garage Door Opener,Un**County:** El Dorado**APN:** 123-060-006-000**Subdivision:** Serrano**Builder Name:****Builder Model:****EL:** Buckeye Union**JR:** Buckeye Union**SR:** El Dorado Union High**Pri Show Cnct:** Other (000) 000-0000 Showing Time MLS Tile /**Sec Show Cnct:** Agent(916) 712-1617 Pat Seide / Agent**Showing Inst:** Appointment Only,Call Showing Contact,Text

Showing Contact

**LB Loc:****Gate Code:****Occ Type:** Vacant**Current Rent:** \$0

**Private Remarks (partial):** Sq footage per seller, agent has not measured the property. Buyer to verify to their satisfaction, tax roll shows property at 4387 Sq Ft. Please request showing appointments through the Showing Time tile, we will respond promptly/Pre-Approved buyers only.

**Public Remarks (partial):** Exquisite Serrano Golf Course Estate perched on a premium 5th hole view lot. Gorgeous panoramic views await from the great room w/hardwood floors, furniture grade cabinets, gas fireplace & Anderson sliding doors, or while sipping an evening aperitif on the covered terrace w/fireplace. Library & separate guest suite w/private balcony is located on this level. Chef's kitchen features Savage cabinetry, Wolf range w/6 burners, griddle & tile mosaic backsplash, warming drawer & dual dishwashers, large center island w/sink & side office. Romantic master suite boasts

**Cross Street:** Serrano Pkwy **Directions(partial):** Hwy 50 to Silva Valley exit. Right on Serrano Parkway. Left on Greenview through guarded gate.

Home is on the right at top of hill.

**MLS#: 221100472****5750 Top Rail Ln, Shingle Springs, CA 95682-8063**

<b>LP:</b> \$1,520,000	<b>Beds:</b> 4 (5)	<b>Baths:</b> 5 (4 1)	<b>Status:</b> Active 08/26/21	<b>DOM/CDOM:</b> 54/54
<b>Price/SqFt:</b> 328.93	<b>Area:</b> 12603	<b>Year Built:</b> 2002	<b>SqFt:</b> 4621 Assessor Auto-Fill	<b>Lot Sz:</b> 10.0000

**5****Comm Type/Comm to Buyers Ofc:** % / 2.5**Dual Var Comp:** No **Current Rent:****Listing Date:** 08/11/21**On Market Date:** 08/26/21**Original Price:** \$1,520,000**CP%LP:****Buyer Financing:****Conc/Amount/Cmnts:** 0**Special List Cond:** None**Listing Service:** Full Service**List Office:** Lyon RE Cameron Park (ID:01LYON13)  
Phone: 530-672-4500, FAX: 530-672-2341**List Agent:** Linda Babin MBA (ID:EBABINLI)  
Primary:530-409-0801 Secondary:530-409-0801**Co List Office:** Lyon RE Cameron Park  
(ID:01LYON13) Phone: 530-672-4500, FAX: 530-**Co List Agent:** Kelsey L Wirt (ID:EWIRTKEL)  
Primary:916-217-7396 Secondary:530-672-4500**Buyer Office:****Buyer Agent:****Co Buyer Office:****Co Buyer Agent:****Zoning:** RE10**Prop Subtype:** Single Family Residence**2nd Unit Apprx SqFt:****Main Level:** Master Bedroom**Foundation:** Raised**Carpport Spaces:** 0 **Garage Spaces:** 3**Open Parking Spaces:** 0**Parking Feat:** Attached,RV Possible**County:** El Dorado**APN:** 109-020-022-000**Subdivision:****Builder Name:****Builder Model:****EL:** Latrobe**JR:** Latrobe**SR:** El Dorado Union High**Pri Show Cnct:** Agent (916) 217-7396 Kelsey Wirt / Agent**Sec Show Cnct:** /**Showing Inst:** Call Showing Contact**LB Loc:****Gate Code:** #1024**Occ Type:** Owner**Current Rent:** \$0**Private Remarks (partial):** Easy to show, 2 hour notice, text Kelsey for appointment. See amenities list. The open house on 8/28-8/29 has been cancelled due to the smoke.**Public Remarks (partial):** Welcome to the perfect combination of luxury, sustainability, and cozy country living in this contemporary ranch home located on 10 oak studded acres in prestigious Equestrian Estates. Stunning architectural details include sky high ceilings, beautiful archways and rounded walls, expansive windows, cork flooring, gorgeous crown molding and custom cherry cabinetry and built-ins throughout. Impressive kitchen with newer Dacor appliances. Relax in the primary bedroom oasis complete with a fireplace, sitting area, and an impressive en suite with a soaking tub and sauna! All**Cross Street:** Farrell **Directions(partial):** Take South Shingle to right on Amber Fields. Through gate to left on Farrell. At the top of Farrell, driveway is across Top Rail in front of you.**MLS#: 221128712****413 Camino Cielo, Rescue, CA 95672-9535**

<b>LP:</b> \$975,000	<b>Beds:</b> 4	<b>Baths:</b> 4 (3 1)	<b>Status:</b> Active 10/07/21	<b>DOM/CDOM:</b> 12/12
<b>Price/SqFt:</b> 356.49	<b>Area:</b> 12604	<b>Year Built:</b> 1990	<b>SqFt:</b> 2735 Assessor Auto-Fill	<b>Lot Sz:</b> 5.0100

**6****Comm Type/Comm to Buyers Ofc:** % / 2.5**Dual Var Comp:** Yes **Current Rent:****Listing Date:** 10/07/21**On Market Date:** 10/07/21**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 El Dorado Hills

(ID:01RMXG06) Phone: 916-933-8700, FAX: 916-

**List Agent:** Robert A Doucet (ID:SDOUCETR)

Primary:916-850-9918 Secondary:916-850-9918

**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),Full Bath(s),Partial Bath(s)**Foundation:** Slab**Carpport Spaces:** 0 **Garage Spaces:** 3**Open Parking Spaces:** 5**Parking Feat:** Attached,Boat Storage,RV Access, SR: El Dorado Union High**County:** El Dorado**APN:** 102-231-043-000**Subdivision:****Builder Name:****Builder Model:****EL:** Rescue Union**JR:** Rescue Union**SR:** El Dorado Union High**Pri Show Cnct:** Other (000) 000-0000 Use On-line Showtime /**Sec Show Cnct:** Other(000) 000-0000 Showtime Online / Other**Showing Inst:** Call 1st Lockbox**LB Loc:****Gate Code:****Occ Type:****Current Rent:** \$0**Private Remarks (partial):** Please use showtime online... seller works from home...Confirmations are needed for any appointments ...Mans best friends must attended to before you arrive plus new born baby. Call LA for any questions..Offers to robertdoucet@gmail.com\*\***Public Remarks (partial):** Enjoy country living at its best! This beautiful Santa Fe Villa is nestled on 5 flat usable acres in a quiet serene cul de sac. The home boasts 4 bedrooms and 3.5 baths, a large great room with high ceilings and windows that open to stunning views, a bright breakfast nook along with large formal dining room, a master suite with balcony and spacious bathroom. Enjoy the family friendly backyard with a new pebble-tec salt water pool to include cabo shelf and waterfall features, a large covered patio, and open lawn area perfect for entertaining. Opportunities abound on this**Cross Street:** Starbuck Rd **Directions(partial):** From Green Valley Rd go north on Starbuck Rd to Camino Cielo...

**MLS#: 221129202****5841 Fernwood Dr, Shingle Springs, CA 95682-9760**

<b>LP:</b> \$1,590,000	<b>Beds:</b> 5	<b>Baths:</b> 5 (3 2)	<b>Status:</b> Active 10/09/21	<b>DOM/CDOM:</b> 10/10
<b>Price/SqFt:</b> 311.76	<b>Area:</b> 12605	<b>Year Built:</b> 1984	<b>SqFt:</b> 5100 Assessor Agent-Fill	<b>Lot Sz:</b> 10.0500

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**Comm Type/Comm to Buyers Ofc:** % / 2.5**Dual Var Comp:** No **Current Rent:****Listing Date:** 10/09/21**On Market Date:** 10/09/21**Original Price:** \$1,590,000**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:** Emily Valdez (ID:EVALDEZE)  
Primary:530-409-0045 Lic:01966542**Co List Office:****Co List Agent:****Buyer Office:****Buyer Agent:****Co Buyer Office:****Co Buyer Agent:****Zoning:** AE**Prop Subtype:** Single Family Residence**2nd Unit Apprx SqFt:****Main Level:** Bedroom(s),Living Room,Dining Roo**Foundation:** Combination,Slab**Carpport Spaces:** 0**Garage Spaces:** 2**Open Parking Spaces:** 15**Parking Feat:** Detached,Workshop in Garage**County:** El Dorado**APN:** 087-270-084-000**Subdivision:****Builder Name:****Builder Model:****EL:** Buckeye Union**JR:** Buckeye Union**SR:** El Dorado Union High**Pri Show Cnct:** Agent (530) 409-0045 Emily Valdez / Agent**Sec Show Cnct:** /**Showing Inst:** Call 1st Lockbox**LB Loc:** Front Door**Gate Code:****Occ Type:****Current Rent:** \$0**Private Remarks (partial):** Tax Record is incorrect. Per Seller: sqft is 5100 and there are 5 bedrooms, 3 Full Baths and 2 Half baths, all permitted. Use Caution on stairs up to view deck! Home, Septic Cert and Pest Inspection available. Adjoining 10 acres APM 087-270-085-000 may be sold separately and has Barn, Well, Septic and Power.**Public Remarks (partial):** Beloved 10 Acre Family Estate is now for sale by original Owner/Builder. Enjoy 270 degree VIEWS of hill-sides and distant city lights. This 5000+ sqft home includes 5 bedrooms, 3 full Baths, 2 half baths, a HUGE lower level with walk-out to the sparkling pool and hot tub. This is a gardeners Dream! The orchard has 6 fruit varieties, there are over 80 rose bushes and a picturesque seasonal pond. The master retreat has a large walk in closet, sitting area next to cozy wood stove and private entrance to the covered deck overlooking the pool. This is a true entertainers**Cross Street:** Bullsrd **Directions(partial):** HWY 50 to S. Shingle Rd - go about 4 miles R. on Amber Fields, Left on Bullard, Left on Fernwood to home on Left.**MLS#: 221124016****2660 Prescott Ave, Placerville, CA 95667**

<b>LP:</b> \$425,000	<b>Beds:</b> 2 (3)	<b>Baths:</b> 2 (1 1)	<b>Status:</b> Active 10/07/21	<b>DOM/CDOM:</b> 12/12
<b>Price/SqFt:</b> 328.95	<b>Area:</b> 12701	<b>Year Built:</b> 1984	<b>SqFt:</b> 1292 Assessor Auto-Fill	<b>Lot Sz:</b> 0.6300

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**Comm Type/Comm to Buyers Ofc:** % / 2.5**Dual Var Comp:** No **Current Rent:****Listing Date:** 10/07/21**On Market Date:** 10/07/21**Original Price:** \$425,000**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:EWEBBICHE)

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**Carpport Spaces:** 0**Garage Spaces:** 2**Open Parking Spaces:** 0**Parking Feat:** Attached**County:** El Dorado**APN:** 050-331-008-000**Subdivision:****Builder Name:****Builder Model:****EL:** Placerville Union**JR:** Placerville 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:****Occ Type:****Current Rent:** \$0**Private Remarks (partial):** Family room could easily be converted into 3rd bedroom.**Public Remarks (partial):** This charming home is nestled in a wonderful neighborhood just minutes from downtown Placerville! This home boasts two spacious bedrooms with ample closet space. The main bedroom features a sliding glass door out to your own private deck. The large living and family rooms assure that there is space for everyone, weather entertaining or relaxing with the family. The woodstove in the living room will keep you warm and cozy in the winter months. Off of the family room you will find another sliding glass door that leads out to the main deck overlooking the beautiful land that**Cross Street:** Muray St **Directions(partial):** Mosquito Rd to left on Prescott, to home on right



**MLS#: 221127595****6461 Fox Print Ct, Placerville, CA 95667-9401**

<b>LP:</b> \$725,000	<b>Beds:</b> 4	<b>Baths:</b> 3 (3 0)	<b>Status:</b> Active 10/07/21	<b>DOM/CDOM:</b> 12/12
<b>Price/SqFt:</b> 266.45	<b>Area:</b> 12701	<b>Year Built:</b> 1989	<b>SqFt:</b> 2721 Assessor Auto-Fill	<b>Lot Sz:</b> 10.0000

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**Comm Type/Comm to Buyers Ofc:** % / 2.5**Dual Var Comp:** No **Current Rent:****Listing Date:** 10/04/21**On Market Date:** 10/07/21**Original Price:** \$725,000**CP%LP:****Buyer Financing:****Conc/Amount/Cmnts:** 0**Special List Cond:** None**Listing Service:** Full Service**List Office:** Lyon RE Cameron Park (ID:01LYON13)  
Phone: 530-672-4500, FAX: 530-672-2341**List Agent:** Linda Babin MBA (ID:EBABINLI)  
Primary:530-409-0801 Secondary:530-409-0801**Co List Office:** Lyon RE Cameron Park  
(ID:01LYON13) Phone: 530-672-4500, FAX: 530-**Co List Agent:** Kelsey L Wirt (ID:EWIRTKEL)  
Primary:916-217-7396 Secondary:530-672-4500**Buyer Office:****Buyer Agent:****Co Buyer Office:****Co Buyer Agent:****Zoning:** RE10**Prop Subtype:** Single Family Residence**2nd Unit Apprx SqFt:****Main Level:** Bedroom(s),Full Bath(s)**Foundation:** Raised**Carpport Spaces:** 0**Garage Spaces:** 3**Open Parking Spaces:** 0**Parking Feat:** Attached**County:** El Dorado**APN:** 321-230-007-000**Subdivision:****Builder Name:****Builder Model:****EL:** Gold Trail Union**JR:** Gold Trail Union**SR:** El Dorado Union High**Pri Show Cnct:** Agent (916) 217-7396 Kelsey Wirt / Agent**Sec Show Cnct:** /**Showing Inst:** Appointment Only**LB Loc:****Gate Code:****Occ Type:** Owner**Current Rent:** \$0

**Private Remarks (partial):** Showings are open everyday 12-4. Please confirm showings with Kelsey. If your client can't make it during that window please call and we can try and accommodate them for a different time. Attached reports: Pest clearance, section 1 & 2 completed February 2020, septic passed inspected & pumped, previous well inspection attached. Whole house Generac generator installed last year is a \$12k value. Front door key code in lock box. Electric entrance gate will be open, please call if any issues.

**Public Remarks (partial):** Delightful home on 10 quiet acres with views to spare! The home and property have been well maintained. Sun soaked rooms throughout the house include a kitchen with plenty of counter space and newer appliances, a large dining room, downstairs bedroom and full bathroom, oversized laundry/mudroom and spacious bedrooms upstairs. Outside you'll find a wrap around deck to enjoy sunrise & sunset! The pool includes a whirlpool bath and waterfall. 3 usable acres fenced and gated including an orchard with pear and fig trees. Whole house generator with Generac 5 yr

**Cross Street:** Cold Springs **Directions(partial):** From hwy 50 exit Forni Rd toward Placerville Drive. Left on Green Valley Rd. Right on Mallard Ln. Left on Cold Springs Rd. Right on Fox Print Ct.

**MLS#: 221123595****3137 Squirrel Hollow, Mount Aukum, CA 95656**

<b>LP:</b> \$850,000	<b>Beds:</b> 2	<b>Baths:</b> 2 (2 0)	<b>Status:</b> Active 10/04/21	<b>DOM/CDOM:</b> 15/15
<b>Price/SqFt:</b> 411.22	<b>Area:</b> 12704	<b>Year Built:</b> 2002	<b>SqFt:</b> 2067 Assessor Auto-Fill	<b>Lot Sz:</b> 10.0600

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**Comm Type/Comm to Buyers Ofc:** % / 2.5**Dual Var Comp:** No **Current Rent:****Listing Date:** 10/01/21**On Market Date:** 10/04/21**Original Price:** \$850,000**CP%LP:****Buyer Financing:****Conc/Amount/Cmnts:** 0**Special List Cond:** None**Listing Service:** Full Service**List Office:** Future Homes and Real Estate  
(ID:01RWTE01) Phone: 530-350-9200, FAX: 530-**List Agent:** Debra Frey (ID:EREIDDEB)  
Cellular:530-647-6002 Secondary:530-350-9200**Co List Office:****Co List Agent:****Buyer Office:****Buyer Agent:****Co Buyer Office:****Co Buyer Agent:****Zoning:** RE-10**Prop Subtype:** Single Family Residence**2nd Unit Apprx SqFt:** 450**Main Level:** Bedroom(s),Living Room,Dining Roo**Foundation:** Concrete,Slab**Carpport Spaces:** 0**Garage Spaces:** 2**Open Parking Spaces:** 0**Parking Feat:** Attached,RV Possible,Garage Faci**County:** El Dorado**APN:** 046-710-003-000**Subdivision:** River Pines Estat**Builder Name:****Builder Model:****EL:** Pioneer Union**JR:** Pioneer Union School**SR:** El Dorado Union High**Pri Show Cnct:** Owner (530) 363-8243 Edward / Owner**Sec Show Cnct:** Owner(916) 990-4954 Diana / Owner**Showing Inst:** Leave Card,Appointment Only**LB Loc:** On chain near front door if owner not present**Gate Code:****Occ Type:** Owner**Current Rent:** \$0

**Private Remarks (partial):** Prospective buyers must be pre-approved or proof of funds before showing. Sellers request 4 hour notice for showings. County records show property in somerset, CA..

**Public Remarks (partial):** SANCTUARY... A Frank Lloyd Wright inspired craftsman home sits on a knoll overlooking 10 acres of groomed parkland. Being in nature is part of your life here in Squirrel Hollow. The "Great Room" includes master bedroom, bath, living room, dining room and kitchen. Island kitchen is a chef's dream with a 6 burner, grill and dual oven WOLF range, all complimented by a SubZero refrigerator, granite counter tops, 2 sinks and a breakfast bar. Downstairs a second bedroom, bathroom and huge laundry room which includes cabinets galore and freezer. Property also has a

**Cross Street:** D'Agostini **Directions(partial):** From Placerville..Pleasant Valley to Bucks Bar, right on E-16 (Mt Aukum Rd) to Bertone, right on D'Agostini to Squirrel Hollow, home at end on left. From Plymouth, Hwy 49 to Shenandoah Rd, continue over bridge into El Dorado County, left on