



Caravan Detail 08/10/22

EDCAR - Placerville

Start: 09:00
Mother Lode Lions Club

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- 1 **ST:**  Active 08/05/22 **4144 Oro Ln, El Dorado, CA 95623-4218** **Listing Price:**  \$448,000
MLS#: 222100275 **Cross Street:** Pleasant Valley Rd **Spc List Cond:** None
Beds (Possible): 3 **Area:** 12702 **Subtype:** Single Family Residence
Baths (FP): 2 (2 0) **County:** El Dorado
Approx SqFt: 1210 Assessor Agent-Fill **DOM/CDOM:** 4 / 4
Year Built: 1958 **Gate/Access Code:**
Acres: 0.3500
Agent: Kimberly Bohannon (ID:SBOHAKIM) Primary:510-282-1048 Secondary:888-446-5552
Office: Allison James Estates & Homes (ID:01ALLJ08) Phone: 888-446-5552
Co Agent:
Co Office:
Comments: New listing, first broker tour
Directions to Property: From Hwy 50; exit Shingle Springs S37, Veer right onto Pleasant Valley Rd.; L @ Oro Ln, House near the end on the Left.
Public Remarks: Adorable Country Home tucked back on a private lane on over a 1/3 of an acre. The peace of being in the woods yet close to town to enjoy El Dorado local favorite shops. Sit outside on one of the porches to watch the sunrise or sunset, but especially to see the deer and birds that call these woods home, too. Home was updated a few years ago and a new roof in 2016. Newly painted inside and out. It's a must see for the nature lover. And note: VA and first time home buyers welcomed!
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- 2 **ST:** Active 07/27/22 **4860 Northern Lights Road, Placerville, CA 95667** **Listing Price:** \$399,000
MLS#: 222100055 **Cross Street:** Sly Park Road **Spc List Cond:** None
Beds (Possible): 2 (4) **Area:** 12703 **Subtype:** Single Family Residence
Baths (FP): 2 (1 1) **County:** El Dorado
Approx SqFt: 1746 Assessor Auto-Fill **DOM/CDOM:** 13 / 13
Year Built: 1978 **Gate/Access Code:**
Acres: 3.0100
Agent: David Bolster (ID:EBOLSDAV) Primary:530-295-2945 Secondary:530-409-2676
Office: Century 21 Select Real Estate (ID:01C21S07) Phone: 530-295-2900, FAX: 530-295-2929
Co Agent:
Co Office:
Comments:
Directions to Property: Pleasant Valley Road to Sly Park Road just past Clear Creek Road. Left on Northern Lights to second house on the left.
Public Remarks: This charming barn style home is located in a beautiful, forested setting on three acres. The property is just about five miles from Jenkinson Lake with boating, fishing, and National Forest recreation. This comfortable home includes three ductless mini split heat and air units, a covered front porch, and a first level prepped to be finished living space. There are currently two bedrooms with four possible along with one and a half bath with another full bath partially installed. Plenty of room on the three acres for goats or llamas. Installed in 2015, the seven year old roof has plenty of remaining life. Relax on the large deck under the pines and enjoy the country life!
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- 3 **ST:** Active 04/06/22 **3361-3375 Almosta Rd, Placerville, CA 95667-8866** **Listing Price:** \$535,000
MLS#: 222040316 **Cross Street:** Sand Ridge **Spc List Cond:** Offer As Is, Successor Truste
Beds (Possible): 5 **Area:** 12704 **Subtype:** 2 Houses on Lot
Baths (FP): 4 (4 0) **County:** El Dorado
Approx SqFt: 1152 Assessor Auto-Fill **DOM/CDOM:** 67 / 67
Year Built: 2006 **Gate/Access Code:** cla for appt to show
Acres: 5.1400
Agent: Susan Taite (ID:ESATAITE) Primary:510-499-8549 Secondary:209-245-5540 Other:510-499-8549
Office: D'Agostini & Associates, Inc. (ID:01KARE) Phone: 530-317-2001, FAX: 530-317-2014
Co Agent: Leedy A D'Agostini (ID:EDAGLYDI) Primary:530-263-0796 Secondary:209-245-5540 Other:209-245-5540
Co Office: D'Agostini & Associates, Inc. (ID:01KARE) Phone: 530-317-2001, FAX: 530-317-2014
Comments:
Directions to Property: Pleasant Valley Road to Buck's Bar to Sandridge to Almosta. Mt Aukum Rd/Hwy E16 to Buck's Bar to Sandridge to Almosta.
Public Remarks: 7 Turtle Ranch. This is a Gardener's Dream with southern exposure. Main house has 2 Bed/2 Bath with separate well and view across Cosumnes River Valley from the screened-in porch. Workshop is the full length of the house. Second detached home has 3 Bed/2 Bath with separate well and views of private year-round pond and pastoral hillsides. Both homes' living rooms open to a deck. Clear septic reports; clear well reports; new carpet; fresh paint inside. Stunning granite rock outcroppings stud the landscape. Bring your farm animals and horses. Live in one and rent the second. RIVER ACCESS: beautiful private community river park with beach, picnic areas, tot's play area.

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ST: Active 05/25/22 **6301 Lone Barn Rd, Somerset, CA 95684** **Listing Price:** \$825,000
MLS#: 222066974 **Cross Street:** Mt Aukum **Spc List Cond:** None
Beds (Possible): 3 **Area:** 12704 **Subtype:** Single Family Residence
Baths (FP): 2 (2 0) **County:** El Dorado
Approx SqFt: 1648 Assessor Auto-Fill **DOM/CDOM:** 76 / 76
Year Built: 1966 **Gate/Access Code:**
Acres: 52.4600
Agent: Susan Taite (ID:ESATAITE) Primary:510-499-8549 Secondary:209-245-5540 Other:510-499-8549
Office: D'Agostini & Associates, Inc. (ID:01KARE) Phone: 530-317-2001, FAX: 530-317-2014
Co Agent: Leedy A D'Agostini (ID:EDAGLYDI) Primary:530-263-0796 Secondary:209-245-5540 Other:209-245-5540
Co Office: D'Agostini & Associates, Inc. (ID:01KARE) Phone: 530-317-2001, FAX: 530-317-2014
Comments:

Directions to Property: Jackson Vly Rd/Hwy 16 > Plymouth > R at roundabout > E16/Shenandoah Road/Mt Aukum Rd approx 9 mi > L on Lone Barn and 1 mile to house on the L. Or, Pleasant Vly Rd > Mt Aukum Rd > Lone Barn.

Public Remarks: California Foothills at their finest! 52 acres of rolling grassy hills are studded with heritage oaks, pines, and cedars. Wildlife galore! Located in the Fairplay wine region near the Cosumnes River. Situated just about a mile off the highway, with no traffic noise at all, this private, pastoral paradise is waiting to make your dream come true. Several additional building sites offer opportunity for growth. Make your horses happy with trails to ride and hillsides to roam. Or, plant a vineyard and open a winery (zoned for winery). Home is ready for your family to move right in. Bonus room off the kitchen adds an extra 360sf. But, you won't want to be inside, it's so breath-takingly beautiful outdoors!

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ST: Active 06/08/22 **5367 Cosumnes Mine Rd, Somerset, CA 95684-9618** **Listing Price:** \$575,000
MLS#: 222075727 **Cross Street:** Grizzly Flat Rd **Spc List Cond:** None
Beds (Possible): 3 **Area:** 12704 **Subtype:** Single Family Residence
Baths (FP): 2 (2 0) **County:** El Dorado
Approx SqFt: 1848 Assessor Auto-Fill **DOM/CDOM:** 62 / 62
Year Built: 1991 **Gate/Access Code:**
Acres: 10.0400
Agent: Susan Taite (ID:ESATAITE) Primary:510-499-8549 Secondary:209-245-5540 Other:510-499-8549
Office: D'Agostini & Associates, Inc. (ID:01KARE) Phone: 530-317-2001, FAX: 530-317-2014
Co Agent: Leedy A D'Agostini (ID:EDAGLYDI) Primary:530-263-0796 Secondary:209-245-5540 Other:209-245-5540
Co Office: D'Agostini & Associates, Inc. (ID:01KARE) Phone: 530-317-2001, FAX: 530-317-2014
Comments:

Directions to Property: E16/Mt Aukum Rd > Grizzly Flat Rd > Cosumnes Mine Rd

Public Remarks: 10-acres ready for your farm. Perfect fit for homesteaders. 3-stall barn with hay storage. Cozy stylish home is ready for your personal touch. Great layout with huge master bedroom and deck upstairs. Outbuilding can be used for guest room, office, storage. Bring the family and all your 4-H projects!

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ST: Active 07/09/22 **5069 D Agostini Dr, Somerset, CA 95684** **Listing Price:** \$850,000
MLS#: 222091677 **Cross Street:** Bertone **Spc List Cond:** None
Beds (Possible): 3 (4) **Area:** 12704 **Subtype:** Single Family Residence
Baths (FP): 3 (2 1) **County:** El Dorado
Approx SqFt: 2173 Assessor Auto-Fill **DOM/CDOM:** 31 / 31
Year Built: 2003 **Gate/Access Code:**
Acres: 10.9500
Agent: Nikki N D'Agostini (ID:EFDAGOST) Primary:530-919-9102
Office: D'Agostini & Associates, Inc. (ID:01KARE) Phone: 530-317-2001, FAX: 530-317-2014
Co Agent:
Co Office:
Comments:

Directions to Property: E16 to D'Agostini Drive home on left after Bertone

Public Remarks: Single Story, move-in ready home with acreage, deck, views, shop, 2 car garage, 2 RV pads, whole house generator, private well water, and fenced yard what more could you ASK? Located in the Lovely Shenandoah Wine Country, enjoy your deck overlooking your forest, beautiful landscaped yard, sunsets, visiting deer and wildlife. A fully paved circular driveway with gated entry leads to almost 11 acres of privacy to your 3 bedroom, 2.5 bath home. Perfect for guests or family with the wisely planned primary suite on opposite side of home from the secondary bedrooms. Working from home? Get your work done in the private office with high-speed internet off the main entry. Formal dining for entertaining enjoys views of the front garden. Huge shop for tractors and toys with separate driveway. Two outbuildings. Fire Hydrant with hose and 2 Full RV Hookups for friends to park and visit. Hardy-type siding provides insulation and low maintenance. Welcome to your country paradise

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ST: Active 07/29/22 **7263 Nutmeg Ln, Placerville, CA 95667-8197** **Listing Price:** \$799,900
MLS#: 222098093 **Cross Street:** Clove Rd **Spc List Cond:** None
Beds (Possible): 4 **Area:** 12704 **Subtype:** Single Family Residence
Baths (FP): 3 (2 1) **County:** El Dorado
Approx SqFt: 2573 Assessor Auto-Fill **DOM/CDOM:** 11 / 11
Year Built: 2003 **Gate/Access Code:** See agent remarks
Acres: 5.3200

Agent: Trent K Andra (ID:EANDRATK) Primary:916-220-9966 Secondary:916-220-9966
Office: eXp Realty of California Inc (ID:01EXPY30) Phone: 888-584-9427

Co Agent:

Co Office:

Comments:

Directions to Property: Hwy 50 exit south on Missouri Flat Rd. Left on Pleasant Valley Rd. Right on Bucks Bar. Right on Sandridge. Right on Nutmeg to address on the left. There is a wrought iron gate at the driveway.

Public Remarks: Beautiful custom built home on 5+ acres with a view! Gated drive winds through the trees of this picturesque setting. Spacious living room w/vaulted ceilings and access to covered back deck. Large kitchen features double oven, lighted cabinetry, pull out shelves, & breakfast nook w/access to the front deck. Dedicated dining room shows of a gorgeous crystal chandelier. Primary suite built for relaxation with walk in shower with Italian Porcelain Textured Tile, large walk in closet, and outside access. Huge laundry room will be the envy of all your friends w/tons of storage and a dedicated pet washing station. Abundant safety features include Hardie board siding, Trex decking, underground utilities, power generator, and more. Plenty of parking for all your toys, including an RV pad with electric hook ups. Gorgeous usable acreage includes fenced garden, storage shed, and plenty of peaceful privacy. Finish each day on your front deck enjoying the beautiful views and stunning sunsets.

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ST: **N** Active 08/05/22 **4280 Patterson Dr #20, Diamond Springs, CA 95619-9414** **Listing Price:** \$219,900
MLS#: 222104278 **Cross Street:** Pleasant Valley Road **Spc List Cond:** None
Beds (Possible): 2 **Area:** 12702 **Subtype:** Double Wide
Baths (FP): 2 (2 0) **County:** El Dorado **Occupant Type:**
Apprx SqFt: 1464 Assessor Agent-Fill **DOM/CDOM:** 4 / 4
Year Built: 1978 **Gate/Access Code:**

Agent: Marilyn M Goff (ID:EGOFFMAM) Primary:530-672-4530 Secondary:530-308-5498 Other:
Office: Lyon RE El Dorado Hills (ID:01LYON10) Phone: 916-939-5300, FAX: 916-939-5333

Co Agent:

Co Office:

Comments:

Directions to Property: Head East on Hwy 50 and take exit 37 for South Shingle Road. Continue straight onto Mother Lode Drive. Slight right onto Pleasant Valley Road. Turn right onto Patterson Drive. Turn right into Lake Oaks Community.

Public Remarks: Lake Oaks 55+ community presents this charming 1,464sf with views of the lake! Covered front porch leads you into the spacious floor plan that showcases natural light flooding in through the large picture windows, built in cabinetry, cozy pellet stove and separate living and family rooms. Light and bright kitchen features a gas cook top, built in microwave, dining bar and an abundance of cabinetry. Retire to the primary bedroom that has a spacious closet, outside deck access, stall shower, dual sinks and a tub. Take advantage of having a spacious secondary bedroom and laundry room. Kick back and relax on the covered front porch that overlooks the lovely landscaping and the tranquil lake. Enjoy having a deep carport and shed for storage. Trail from the home goes to the lake to enjoy boating and fishing. Park includes walking trails, club house, swimming pool, spa, sauna and so much more!

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