

Residential Client Full Report

Listings as of July 12, 2009 at 12:20 pm

ST: Active (04/30/09)

MLS#: 90034516 01ELLG

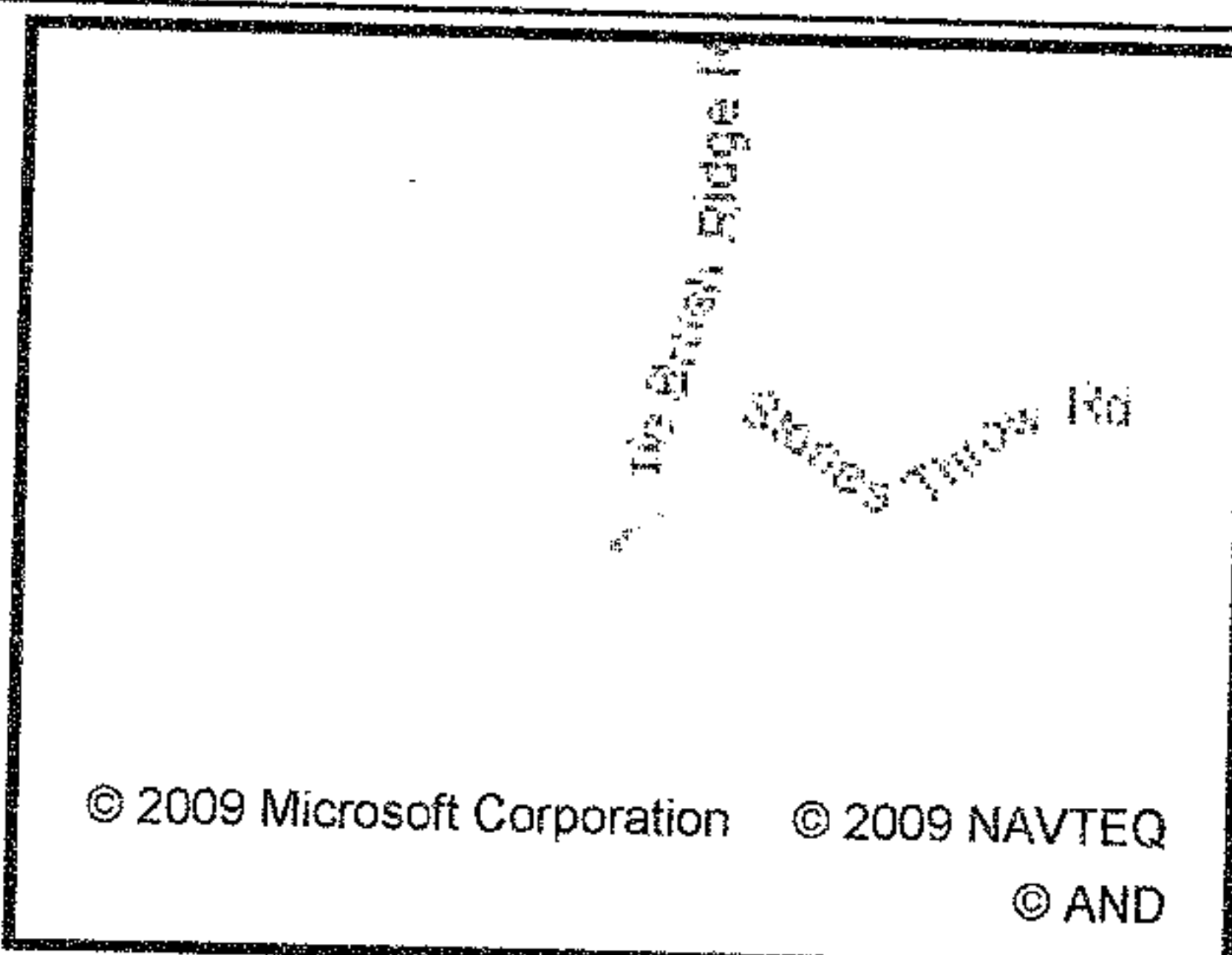
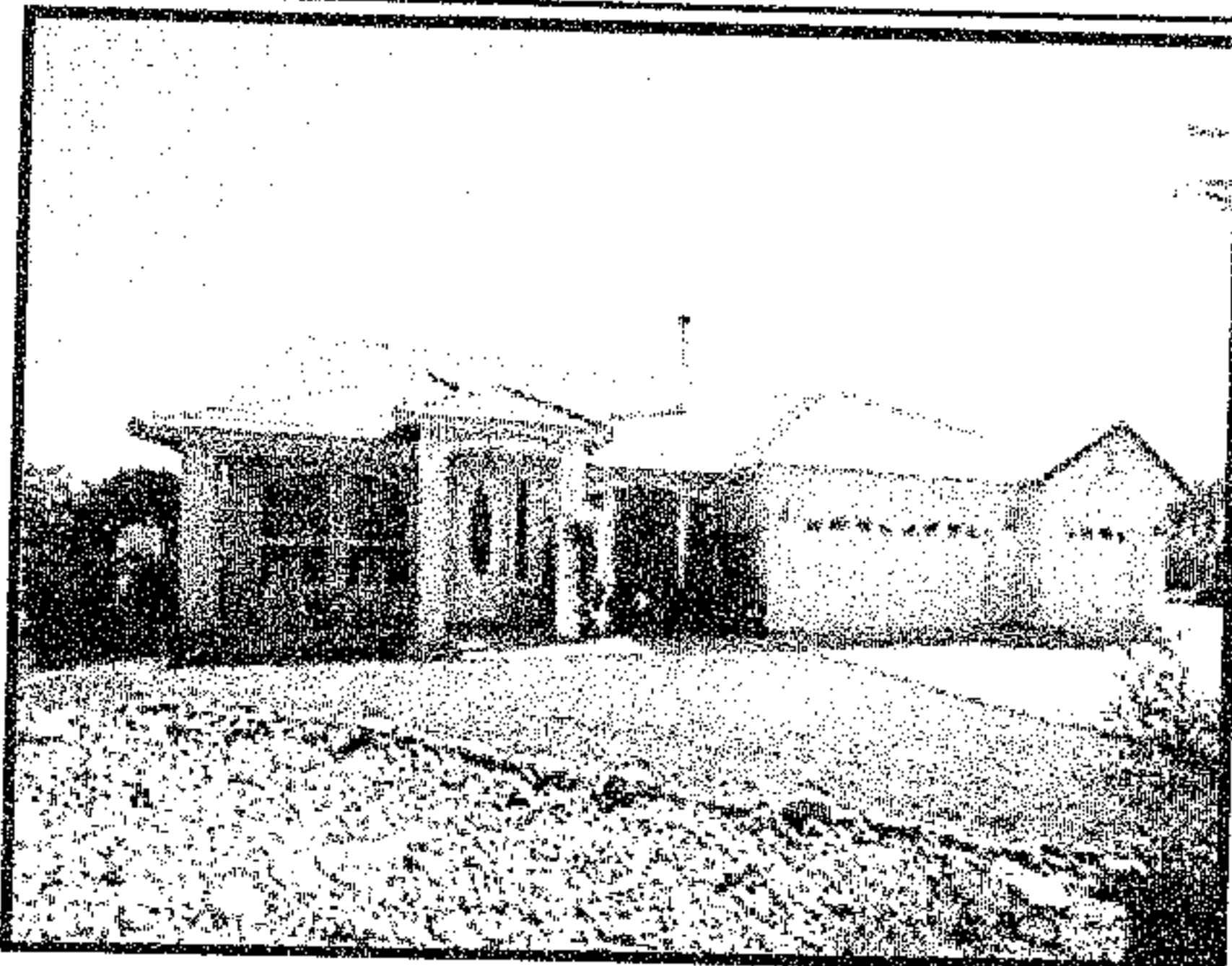
5241 Little Brush Ridge Rd Placerville, CA 95667-9752

Cross Street: Stones Throw Road

Map: THOM 264 D-2

Page: 1
Listing Price: \$675,000

VRP: N



Pending Date:
Escrow:
Escrow #:
Days in Escrow: 0
Selling Date:
Selling Price:
SP % LP:
Selling Price/SqFt:
Financing:

DOM: 73
CDOM: 73

Beds (Possible): 4
Baths (FH): 2 (2 0)
SqFt Primary Res (Apprx): 2518 Assessor/Auto-Fill
SqFt 2nd Res (Apprx):
List Price/SF: \$268.07
Year Built: 2001
Year Remodeled/Updated:
Acres: 5.006
Lot SF (Apprx): 218061
Lot Dim: 550x573x565x225
Pool (Location): None ()
Pool Type:

Area: 12706
County: El Dorado
APN: 319-050-60-1
Zoning: ResEstate
Map Sec:
Census Tract: 309.02
Approx Elevation:
Subdivision: Grassy Run
Builder: Nitzen
Model:
Const Est Start: //
Const Est End: //
Stories: 1 Story /
Faces:

Subtype: 1 House on Lot
Subtype Desc: Detached, Custom
Style: Contemporary, Ranch
CC&Rs: Yes Bonds/Asmts/Taxes: Unknown
B/A/T Desc:

HOA: Yes \$500 Yearly
HOA Dues Include: Assn Mgmt, Common Areas, Road

Carport Spaces:
Garage Spaces: 3
Garage: 3 Car Attached, Facing Front, Garage Door Opener, Workshop in Garage, Other-Rmks
RecParking: Boat Storage, RV Access, RV Storage

School County: El Dorado
EL: Mother Lode
JR: Mother Lode
SR: El Dorado Union High

Priv Assn Amen:

Disc/Reports: Association Docs, CLUE Report Avail, NHD Available

Terms: Cash, Conventional, Submit

Heat: Central

Air: Central
Rooms: Master Suite, Separate Family Room

Baths: Tile, Tub, Tub w/Shower Over

Mast Bed: Closet Walk-In, Ground Floor, Outside Access

Mast Bath: Double Sinks, Shower Stall(s), Tile, Tub, Window

Laundry: 220 Volt Hook-Up, Cabinets, Inside Room, Sink

Dining: Breakfast Nook, Dining Bar, Formal Room, Space in Kitchen

Kitchen: Counter Granite, Kitchen/Family Combo

AppInces: Dishwasher, Disposal, Ice Maker B/I, Microwave B/I, Oven Elec B/I, Oven Self/Cont Clean

Fireplc: 2, Double Sided, Family Room, Gas Log, Living Room, Other-Rmks

Energy: Ceiling Fan(s), Dual Pane Full, Solar Screens

Floor: Carpet, Tile

Disabilty: Other-Rmks

Equipmnt: Cable TV Available, DSL Possible, MultiPhone Lines, Window Furnishings

Site Loca: Cul-De-Sac
Site Desc: Lot Grade Varies, Rolling, Stream Seasonal, Trees Many, View Local, View Special
Feat Misc: Patio Uncovered

Landscp: Back, Front, Sprinkler Auto F&R

Roof: Tile
Cnstrct: Frame, Wood
Exterior: Stucco
Foundatn: Concrete Slab
Road: Maintenance Agrmt, Paved, Private
Improvmnt: Other-Rmks
Water: Public District

Sewer: Septic System
Utility: 220 Volts, All Public, Propane

Oth Strc: Outbuilding
Restrict:

Horse Prp: Yes
Horse Amn: 1-6 Stalls, Arena, Barn, Cross Fenced, Paddocks, Pasture, Pasture Irrigated

MBR: 16x12	BR2: 12x11	BR3: 12x11	BR4: 11x10
LR: 16x15	FR: 18x15	KIT: 16x14	DR: 14x10
OTH1:	OTH2:	OTH3:	OTH4:

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Property Description: Mount Crystal*Hilltop Estate*Awesome Forever Views*Meticulous Sprawling Newer Single Level Custom*Out of This World Horse Setup*Ralph Lauren Designer Paints*Warm Toned Interior*Large Open Spacious Kitchen/Family/Dining Area Looks Out on Manicured Landscape/Large Patio to Foothills on the Horizon*Slab Granite Counters*Treed Rolling Quiet Five Acres*Fabulous Horse Barn*Grassy Irrigated Pastures*Electro Braid Fencing*60 Ft Round Pen*Auto Misters*Rose/Vegetable Gardens*Tucked Away Yet Freeway Close!

Directions to Property: Hwy 50 Exit 41 at Greenstone Road*Go North*Left on Grassy Run Rd*Left on Rolling Rock*Right on Reservation*Right on Stones Throw*Left on Little Brush Ridge*House is First Driveway on Left at Cul DuSac

Presented by: Fran Dixon (Lic: 00768606)

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