


Client Detail with Addl Pics Report

Listings as of 06/22/09 at 11:31am

Active 06/12/09	Listing # 90046350 County: El Dorado	1920 Sundown Trl Placerville, CA 95667-9679 Cross St: Teal Pond	Listing Price: \$449,900 Map: 179, C8 See Map
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	Prop Type	Residential	Prop Subtype(s)	1 House on Lot
	Area	12701		
	Beds	2-3	Apx SqFt-Primary Res	2999 Assessor/Agt-Fill
	Baths(FH)	4 (3 1)	Price/Sq Ft	\$150.02
	Year Built	1964	Lot Sq Ft (approx)	162914
	APN	089-210-61-10	Lot Acres (approx)	3.740
	DOM/CDOM	8/8		



School County El Dorado **ELEM** Placerville Union **JRHI** Placerville Union **HIGH** El Dorado Union High

Directions Hwy 50 to Hwy 49 north towards Auburn (Spring St)to Left on Teal Pond (continue on TP to end) then Left on Sundown Trail to 1st driveway on Right. No RE sign - address numbers 1920 on oak tree.

Property Description RANCHETTE IN THE COUNTRY - Bring the horses and all your family pets w/lots of room to roam-large updated home on 3.74 gentle acres w/new metal (Silverado) 6 stall barn, arena, 2 round pens, fenced & crossed fenced-inground pool w/gazebo & bltin BBQ-private setting-beautiful sunset views w/many oak trees-sweeping circular driveway-detached 2 car garage w/workshop & out bldg-No CC&R's(Conditions,Covenants &Restrictions)-No HOA (Home Owners Assn)-great location-only 3 miles to the City of P'ville.

General Information		Variable Price	No
Zoning	Res	Subtype	Remodeled/Updated, Ranchette/Country
Lot Dimensions	Three and three qtrs acres	Description	
Style Description	Ranch	Construction	Frame, Wood
Foundation	Concrete Slab, Raised	Exterior	Shingle
Roof Description	Comp Shingle	Stories	3 or More
# of Garage Spaces	2	Garage	2 Car Detached, Workshop in Garage
House Faces	East	Baths Other	Remodeled/Updated, Shower Stall(s)
Master Bedroom	Closet Walk-In, Sitting Room	Master Bath	Remodeled/Updated, Sauna, Shower Stall(s), Tub Jetted
Room Description	Basement Full, Downstairs Bedroom, Master Suite, Sun	Floor Covering(s)	Painted/Stained, Tile, Wood, Other-Rmks

Laundry Description Room
220 Volt Hook-Up, Inside Area

Kitchen Description Counter Concrete, Remodeled/Updated

No. Of Fireplaces 1

Miscellaneous

HOA No

Site Description Level, Shape Irregular, Trees Many, View Special

Road Description Paved

Pool Yes

Pool Type Built-In, Fenced, Gunite Construction

Horse Property Yes

Improvements None

Equipment Antenna Dish, Window Furnishings

Air Window, Other-Rmks

Energy Features Ceiling Fan(s), Dual Pane Full

Utilities 220 Volts, All Electric

Bonds/Asmts/Taxes Unknown

Terms Cash, Conventional

Dining Description Dining Bar, Formal Room

Kitchen Appliances Compactor, Cook Top Elec, Dishwasher, Disposal, Microwave B/I, Oven Self/Cont Clean

Fireplace Desc Insert, Living Room

CC&Rs No

Site Location Dead End, Snow Line Below

Recreational RV Access

Parking

Pool Location On Lot

Landscape Dog Run, Fenced Back, Low Maintenance, Sprinkler Auto Front, Sprinkler Man F&R

Horse Amenities 1-6 Stalls, Arena, Barn, Cross Fenced, Hay Storage, Pasture, Round Pen

Features Misc BBQ Built-In

Other Structures Gazebo, Outbuilding, Workshop Building

Heat Electric, Fireplace Insert, Stove Pellet

Water Irrigat Available, Public District

Sewer Septic Connected, Septic System

Restrictions Tree Ordinance

Security Features Smoke Detector

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