

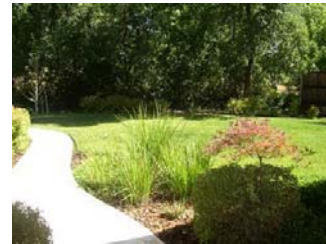
Client Detail with Addl Pics Report

Listings as of 09/05/08 at 12:37pm

Active 06/09/08	Listing # 80058384 County: El Dorado	2595 Meadow Ln #4 Cameron Park, CA 95682-7733 Cross St: Greenwood	Listing Price: \$298,500 Map: 217, C7
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Prop Type	Residential	Prop Subtype(s)	Condo
Area	12601	Subdivision	Meadow Lane Twnhms
Beds	3	Apx SqFt-Primary Res	1761 Assessor/Agt-Fill
Baths(FH)	3 (2 1)	Price/Sq Ft	\$169.51
Year Built	2004	Lot Sq Ft (approx)	1655
APN	082-900-04-10	Lot Acres (approx)	0.038
DOM/CDOM	87/87		



School County El Dorado

ELEM Buckeye Union

JRHI Buckeye Union

HIGH El Dorado Union High

Directions HWY 50 to Cambridge Rd Exit, go North on Cambridge to Left on Merrychase to Right on Greenwood to Left on Meadow Lane to unit on Right.
Property Description STYLISH UPGRADED END UNIT!!! Privacy with serene views over seasonal creek. Gorgeous back yard & covered patio. Ideal location for convenience. Impeccably maintained with lots of windows. Great room concept with open floor plan offers 1761 sq ft, 3 bedrm, 2.5 ba, 2 car garage. Walk to Library, new Community Center and other services. Great buy - not a Short Sale!Turnkey!!!

General Information

Zoning	Res	Variable Price	No
Map Book	Thomas Bros.	Map Coord	263C7
Secondary Lot Dimensions	1655	Secondary Subtype	Attached, Townhouse
Style Description	Contemporary	Description Construction	Frame, Wood
Foundation	Concrete Slab	Exterior	Stucco
Roof Description	Comp Shingle	Stories	2 Story
# of Carport	1	# of Garage	2
Spaces		Spaces	
Garage	2 Car Attached	House Faces	South
Baths Other	Tile, Tub w/Shower Over, Window	Master Bedroom	Closet Walk-In
Master Bath	Shower Stall(s), Tile	Room Description	Master Suite
Floor Covering(s)	Carpet, Laminate, Linoleum/Vinyl	Laundry	220 Volt Hook-Up, Gas Hook-Up, Inside Room

Dining Description	Dining Bar, Dining/Living Combo	Description	
Kitchen Appliances	Dishwasher, Disposal, Range Gas F/S	Kitchen Description	Counter Tile
Fireplace Desc	Gas Log, Living Room	No. Of Fireplaces	1
Miscellaneous			
HOA	Yes	HOA Dues	\$175
HOA Payment Schedule	Monthly	HOA Dues Include	Assn Mgmt, Common Areas, Insurance Other, Maint Exterior, Maint Grounds
CC&Rs	Yes	Site Description	Level, Stream Seasonal, Trees Few
Road Description	Paved, Public Maintained	Pool	None
Landscape Improvements	Back, Front, Sprinkler Auto F&R Sidewalk/Curb/Gutter	Horse Property	No
Equipment	Cable TV Available, DSL Possible	Features Misc	Patio Covered
Heat	Central, Propane	Air	Central
Water	Public District	Energy Features	Ceiling Fan(s), Dual Pane Full
Sewer	In & Connected	Utilities	220 Volts, Propane, Propane Tank Leased
Terms	Cash, Conventional, FHA	Bonds/Asmts/Taxes	Unknown
Listing Information		Security Features	Smoke Detector
On Market Date	06/10/08		

Featured properties may not be listed by the office/agent presenting this brochure.

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