

Residential Client Full with Addl. Photos

Listings as of August 21, 2008 at 11:54 am

Page: 1

ST: Sold (08/04/08)

2726 COLOMA Rd Placerville, CA 95667

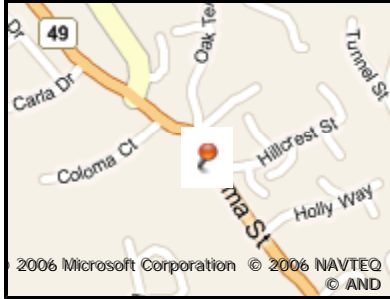
Listing Price: \$523,420

MLS#: 70038583 01LYON13

Cross Street: Hillcrest Street

Map: ECOM 200 F-2

VRP: N



Pending Date: 06/04/08
 Escrow: Placer Title
 Escrow #: 60441
 Days in Escrow: 61
 Selling Date: 08/04/08
 Selling Price: \$509,200
 SP % LP: 97%
 Selling Price/SqFt: \$183.50
 Financing: Other

DOM: 405
 CDOM: 405

Beds (Possible): 3 (4)
Baths (Full/Half): 4 (3 1)
SqFt Primary Res (Apprx): 2775 Builder
SqFt 2nd Res (Apprx):
List Price/SF: \$188.62
Year Built: 2007
Year Remodeled/Updated:
Acres: 0.970
Lot SF (Apprx): 42253
Lot Dim: .97 ACRE
Pool (Location): None ()
Pool Type:

Carport Spaces:
Garage Spaces: 2
Garage: 2 Car Attached, Garage Door Opener

RecParking:

Area: 12701
County: El Dorado
APN: 001-092-25
Zoning: R-2
Map Sec:
Census Tract:
Approx Elevation:
Subdivision:
Builder:
Model:
Const Est Start: //
Const Est End: 06/01/07
Stories: 2 Story /
Faces:

School County: El Dorado
EL: Other
JR: Other
SR: Other

Subtype: 1 House on Lot
Subtype Desc: Custom

Style:
CC&Rs: Yes
B/A/T Desc: **Bonds/Asmts/Taxes:** Unknown

HOA: No
HOA Dues Include:

Priv Assn Amen:**Disc/Reports:****Terms:** Cash, Conventional**Heat:** Central

Air: Central
Rooms: Great Room Concept, Master Suite

Baths: Shower Stall(s)**Mast Bed:****Mast Bath:** Double Sinks, Shower Stall(s), Tub**Laundry:** 220 Volt Hook-Up, Gas Hook-Up, Inside Room, Sink**Dining:** Breakfast Nook, Formal Room**Kitchen:** Counter Tile, Island, Pantry Closet

Applnces: Dishwasher, Disposal, Ice Maker Plumbed, Microwave B/I, Oven Elec B/I, Oven Self/Cont Clean, Range Gas B/I

Fireplc: 1, Living Room**Energy:** Dual Pane Full**Floor:** Carpet, Tile**Disabilty:****Equipmnt:** Cable TV Available, DSL Possible, MultiPhone Lines**Site Loca:****Site Desc:** Lot Grade Varies, Trees Many**Feat Misc:****Landscp:** Front, Sprinkler Man Front**Roof:** Comp Shingle**Cnstrct:** Frame**Exterior:** Siding Lap, Stucco**Foundatn:** Concrete Slab**Road:** Public Maintained**Improvmnt:** Other-Rmks**Water:** Public District**Sewer:** In & Connected**Utility:** 220 Volts, All Public, Propane, Propane Tank Leased**Oth Strc:****Restrict:****Horse Prp:** No**Horse Amn:****MBR:****LR:****OTH1:****BR2:****FR:****OTH2:****BR3:****KIT:****OTH3:****BR4:****DR:****OTH4:**

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Property Description: BRAND NEW! Craftsman style home in Placerville nestled on .95 acre. GORGEOUS with 2800+/- sf, greatroom + bonus room, formal dining + breakfast nook, master on main floor, 2 walk-ins, jetted tub & separate shower. FABULOUS gourmet kitchen with granite, designer tile, island, stainless appliances.

Directions to Property: Hwy 50 to Left on Canal Street to Right on Bee Street to Left on Coloma to property on Left

Additional Photos:



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