

Client Detail with Addl Pics Report

Listings as of 05/29/09 at 9:44am

Active 04/21/09	Listing # 90032316 County: El Dorado	3761 Freedom Rd Placerville, CA 95667 Cross St: Sandridge	Listing Price: \$369,900 Map: 222, B8 See Map
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Prop Type	Residential	Prop Subtype(s)	1 House on Lot
Area	12704	Apx SqFt-Primary Res	1523 Assessor/Auto-Fill
Beds	2-3	Price/Sq Ft	\$242.88
Baths(FH)	2 (2 0)	Lot Sq Ft (approx)	436471
Year Built	1979	Lot Acres (approx)	10.020
APN	046-380-75-10		
DOM/CDOM	17/17		



School County El Dorado

ELEM Pioneer Union

JRHI Pioneer Union School

HIGH El Dorado Union High

Directions Hwy 50 to Missouri Flat South to Left on Pleasant Valley to Right on Bucks Bar to Right on Sandridge (go approx 2 mi) to Left on Cutaway to quick Right on Freedom (go approx .8 mi) to home on right.

Property Description Custom cedar home on 10 gentle acres-nestled in oaks & pines-organic gardening potential-Master Gardener delight-corian counters in kitchen & baths-newer gas range, hot wtr htr & refer-skylights-louvered shutters- partial basement (great for wine storage) w/staircase up to living area-private & gated-sweeping driveway-iris gardens/lavender/rosemary-raised beds of veggies-RV prking, carport & shed-neighborhood has river access to private beach & picnic area (Middle Fork of the Consumnes River).

General Information

Zoning	Res
Lot Dimensions	10 Acres
Style Description	Contemporary
Foundation	Raised
Roof Description	Comp Shingle
# of Garage Spaces	2
House Faces	Southwest
Room Description	Basement Partial, Wine Storage Area
Laundry Description	220 Volt Hook-Up, Space For Frzr/Refr, Gas Hook-Up, Inside Area

Variable Price	No
Subtype	Attached, Custom
Description	
Construction	Frame, Wood
Exterior	Wood
Stories	2 Story
Garage	No Garage
Baths Other	Tub w/Shower Over, Other-Atch
Floor Covering(s)	Carpet, Laminate, Tile
Dining Description	Dining/Living Combo

Kitchen Description Counter Other
No. Of Fireplaces 1
Miscellaneous
HOA No
Site Description Lot Grade Varies, Shape Regular, Trees Many
Road Description Maintenance Agrmt, Paved, Private
Pool None
Horse Property Yes
Improvements None
Equipment Antenna TV, Central Vacuum, MultiPhone Lines
Air Evaporative Cooler
Energy Features Ceiling Fan(s), Dual Pane Full, Skylight, Whole House Fan
Utilities 220 Volts, Propane, Propane Tank Leased
Bonds/Asmts/Taxes Unknown
Security Features Gate Unguarded, Smoke Detector

Kitchen Appliances Dishwasher, Microwave B/I, Range Gas F/S, Refrigerator F/S, Warming Drawer
Fireplace Desc Living Room
CC&Rs No
Site Location Snow Line Below
Recreational RV Access
Parking
Landscape Fenced Back, Fenced Front, Sprinkler Man F&R
Horse Amenities Other-Rmks
Features Misc Deck Covered
Other Structures Tool Shed
Heat Central
Water Well Domestic
Sewer Septic Connected, Septic System
Terms Cash, Conventional

Presented By:

Joanne E Frisk

RE/MAX Gold Cameron Park



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 Secondary: 530-295-7070
 Other: 530-295-7070

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