

## Client Detail with Addl Pics Report

Listings as of 06/22/09 at 12:30pm

<b>Active 05/03/09</b>	<b>Listing # 90035074</b> <b>County: El Dorado</b>	<b>9178 Riverwood Dr Placerville, CA 95667-9619</b> <b>Cross St: Bar Crest</b>	<b>Listing Price: \$449,900</b> <b>Map: 178, F5 <a href="#">See Map</a></b>
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<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	1 House on Lot
<b>Area</b>	12701	<b>Subdivision</b>	Riverwood
<b>Beds</b>	2	<b>Apx SqFt-Primary Res</b>	2225 Seller
<b>Baths(FH)</b>	2 (2 0)	<b>Price/Sq Ft</b>	\$202.20
<b>Year Built</b>	1986	<b>Lot Sq Ft (approx)</b>	133729
<b>APN</b>	089-300-24-10	<b>Lot Acres (approx)</b>	3.070
<b>DOM/CDOM</b>	50/50		



<b>School County</b> El Dorado	<b>ELEM</b> Gold Trail Union	<b>JRHI</b> Gold Trail Union	<b>HIGH</b> El Dorado Union High
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**Directions** Hwy 50 to North on Spring St/Hwy 49 towards Auburn - go approx 5.5 miles to right on first Riverwood - stay right past Bar Crest to home on left.  
**Property Description** RIVERWOOD in GOLD HILL AREA -first time on the market-original owner w/many upgrades and amenities-beautiful oak studded 3 Ac fenced/gated-single story w/vaulted ceilings-cedar siding & tile roof-open great room floor plan-large center island w/sink in kitchen-Blomberg wood cased windows-Dutch West wood stove-solar tankless water heater-solar heated pool-Lennox heat pump w/new ducting-leafguard gutters-6 station drip system for low maint landscaping-carport 2 spaces-peek-a-boo of mountains.

**General Information**

<b>Zoning</b>	Res	<b>Variable Price</b>	No
<b>Lot Dimensions</b>	Three Acres	<b>Subtype</b>	Detached, Custom
<b>Style Description</b>	Ranch	<b>Description</b>	Frame, Wood
<b>Foundation</b>	Concrete Slab, Raised	<b>Construction</b>	Wood
<b>Roof Description</b>	Tile	<b>Exterior</b>	Wood
<b># of Carport</b>	2	<b>Stories</b>	1 Story
<b>Spaces</b>		<b># of Garage</b>	2
<b>Garage</b>	2 Car Attached, 2+ Car Carport, 24'+ Deep Garage, Workshop in Garage	<b>Spaces</b>	
<b>Baths Other</b>	Tub w/Shower Over, Window	<b>House Faces</b>	South
<b>Master Bath</b>	Double Sinks, Shower Stall(s), Tile, Tub Sunken, Window	<b>Master Bedroom</b>	Closet Walk-In, Outside Access
		<b>Room Description</b>	Bonus Room, Great Room Concept, Master Suite

**Floor Covering(s)** Carpet, Linoleum/Vinyl, Tile

**Dining Description** Dining Bar, Dining/Living Combo

**Kitchen Appliances** Cook Top Elec, Dishwasher, Disposal, Microwave B/I, Oven Elec B/I

**Miscellaneous**

**HOA** Yes

**HOA Payment Schedule** Monthly

**CC&Rs** Yes

**Site Location** Snow Line Below

**Recreational Parking** Boat Storage, Restrictions, RV Access

**Pool Location** On Lot

**Landscape** Fenced Back, Fenced Front, Sprinkler Auto F&R

**Horse Amenities** Fenced

**Features Misc** Deck Uncovered, Patio Uncovered

**Other Structures** Tool Shed

**Heat** Central, Heat Pump, Stove Wood

**Water** Public District

**Sewer** Septic Connected, Septic System

**Disclosures/Reports** Association Docs, Pest Ctrl Rpt Avail

**Terms** Cash, Conventional

**Disability Features** Doors, Grab Bars, Ramp

**Laundry Description** 220 Volt Hook-Up, Cabinets, Inside Room, Washer/Dryer Includ

**Kitchen Description** Counter Other, Island w/Sink, Kitchen/Family Combo, Pantry Cabinet

**HOA Dues** \$55

**HOA Dues Include** Common Areas, Road

**Site Description** Lot Grade Varies, Rolling, Shape Regular, Trees Many, View Local

**Road Description** Chip and Seal, Maintenance Agrmt, Private

**Pool** Yes

**Pool Type** Above Ground, Vinyl Liner, Water Solar Heated

**Horse Property** Yes

**Improvements** None

**Equipment** Antenna TV, Audio/Video Prewired, Networked, Window Furnishings

**Air** Central, Heat Pump

**Energy Features** Ceiling Fan(s), Dual Pane Full, Skylight, Solar Domestic Water, Tankless Wtr Heater

**Utilities** 220 Volts, All Electric

**Bonds/Asmts/Taxes** Unknown

**Restrictions** Parking, Tree Ordinance

**Security Features** Gate Unguarded, Smoke Detector

	<b>Presented By:</b> <b>Joanne E Frisk</b>	<b>RE/MAX Gold Cameron Park</b>
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