

Client Detail with Addl Pics Report

Listings as of 03/24/09 at 9:34am

Active 09/23/08	Listing # 80096171 County: El Dorado	2953 Boeing Rd Cameron Park, CA 95682-9210 Cross St: Western Drive	Listing Price: \$490,000 Map: 217, E1 See Map
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Prop Type	Residential	Prop Subtype(s)	1 House on Lot
Area	12601	Subdivision	Airpark Estates
Beds	4	Apx SqFt-Primary Res	2164 Assessor/Auto-Fill
Baths(FH)	2 (2 0)	Price/Sq Ft	\$226.43
Year Built	1978	Lot Sq Ft (approx)	28532
APN	083-141-04-10	Lot Acres (approx)	0.655
DOM/CDOM	181/181		



School County El Dorado	ELEM Rescue Union	JRHI Rescue Union	HIGH El Dorado Union High
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Directions HWY 50 to Cameron Park Drive Exit - go North 1 mile to Oxford (L) - to Fairway (R - thru airpark entrance) - to Western (R) - to Boeing (L) to home on (R).

Property Description UNIQUE CAMERON PARK AIRPARK ESTATES is well known as a pilot's ultimate retreat! Custom built home is single story w/ 2164 sq ft & 32X43 airplane hangar to taxi/park your private plane. Partially updated w/new appliances, laminate flooring & fresh paint. Sunny breakfast nook to enjoy the morning sun & new trex decking for outdoor living. Beautiful garden & large fenced back lawn area w/room for a pool. Walk to Cam Pk Lake and take in the beautiful park and walking trail. A special property!

General Information

Zoning	Res	Variable Price	No
Lot Dimensions	70x244x100x204	Subtype	Detached, Custom
Style Description	Ranch	Description	
Foundation	Raised	Construction	Frame, Wood
Roof Description	Comp Shingle	Exterior	Wood
# of Garage	4	Stories	1 Story
Spaces		Garage	4+ Car Attached, 24'+ Deep Garage, Other-Rmks
Baths Other	Tub w/Shower Over, Window	Master Bedroom	Closet
Master Bath	Shower Stall(s), Tile	Room Description	Master Suite, Separate Family Room
Floor Covering(s)	Carpet, Laminate, Tile	Laundry	220 Volt Hook-Up, Cabinets, Inside Room

Dining Description	Breakfast Nook, Dining Bar, Formal Area, Formal Room	Description	
Kitchen Appliances	Cook Top Elec, Dishwasher, Disposal, Microwave B/I, Oven Elec B/I	Kitchen Description	Counter Tile, Remodeled/Updated
Fireplace Desc	Family Room	No. Of Fireplaces	1
Miscellaneous			
HOA	Yes	HOA Dues	\$300
HOA Payment Schedule	Yearly	HOA Dues Include	Road, Other-Rmks
CC&Rs	Yes	Site Description	Lake/River Access, Level, Trees Few, View Local
Site Location	Dead End, Snow Line Below	Road Description	Paved, Private
Recreational	Plane Port, RV Storage	Pool	None
Parking		Horse Property	No
Landscape	Back, Fenced Back, Front, Sprinkler Auto F&R	Features Misc	Deck Uncovered
Improvements	Curbs/Gutters, Street Lights	Air	Central
Equipment	Cable TV Available	Energy Features	Ceiling Fan(s), Dual Pane Partial, Skylight, Skylight Tube
Heat	Central, Propane	Utilities	220 Volts, Propane, Propane Tank Leased
Water	Public District	Bonds/Asmts/Taxes	Yes
Sewer	In & Connected	Disclosures/Reports	Association Docs
Bnds/Asmts/Tax Desc	Local Assessments, Other-Rmks		
Restrictions	Parking, Signs	Terms	Cash, Conventional
Security Features	Smoke Detector		

Presented By:	Joanne E Frisk Primary: 530-672-5528 Secondary: 530-295-7070 Other: 530-295-7070 E-mail: joanne@joannefrisk.com Web Page: http://www.joannefrisk.com	RE/MAX Gold Cameron Park 3374 Coach Lane Cameron Park, CA 95682 530-676-8600 Fax : 530-676-6797
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March 2009


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Listings as of 03/24/09 at 9:34am

Active 01/23/09	Listing # 90006939 County: El Dorado	3197 Lariat Dr Cameron Park, CA 95682-9652 Cross St: Strolling Hills	Listing Price: \$550,000 Map: 218, A5 See Map
	Prop Type	Residential	Prop Subtype(s)
	Area	12601	Subdivision
	Beds	4	Apx SqFt-Primary Res
	Baths(FH)	3 (2 1)	Price/Sq Ft
	Year Built	1975	Lot Sq Ft (approx)
	APN	109-161-33-10	Lot Acres (approx)
	DOM/CDOM	60/60	



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

Directions Hwy 50 to Cameron Park Drive - Exit South to Right on Coach Lane to Left on Strollings Hills (thru gates) 1st Left on Lariat Dr to 1st house on Left. NO REAL ESTATE SIGN.

Property Description Cameron Estates-Updated single story home on 5 Acres-new Anderson windows & thermalite plantation shutters-Gated entry for privacy-Fabulous horse property has vinyl fenced pasture w/irrigation & hay storage-Cabana blt in 2006 is 460sf w/full bath & most ammenities (great for guest qtrs)-inground pool/spa covered by pergola-public water/sewer plus domestic well-16 fruit trees-koi pond-6 dog kennels-outdoor lighting-great close-in location-walk to shopping.

General Information

Zoning	Res	Variable Price	No
Lot Dimensions	FIVE ACRES	Subtype	Detached, Remodeled/Updated
Style Description	Ranch	Description	Frame, Wood
Foundation	Concrete Slab	Construction	Stucco
Roof Description	Tile	Exterior	1 Story
# of Garage	3	Stories	3 Car Attached
Spaces		Garage	
House Faces	Southwest	Baths Other	Double Sinks, Tile, Tub w/Shower Over
Master Bedroom	Outside Access	Master Bath	Double Sinks, Tub Sunken, Window

Room Description Guest Quarters Dtchd, Master Suite, Separate Family Room
Laundry Description 220 Volt Hook-Up, Cabinets, Inside Room
Kitchen Description Counter Tile, Kitchen/Family Combo, Remodeled/Updated
No. Of Fireplaces 1
Miscellaneous
HOA No
Site Description Level, Shape Regular
Road Description Paved, Private
Pool Yes
Pool Type Built-In, Fenced, Gunite Construction, Pool/Spa Combo, Water Solar Heated
Horse Property Yes
Improvements None
Equipment Cable TV Installed, Intercom, MultiPhone Lines
Air Central
Energy Features Ceiling Fan(s), Dual Pane Full
Utilities 220 Volts
Bonds/Asmts/Taxes Unknown
Terms Cash, Conventional

Floor Covering(s) Carpet, Laminate
Dining Description Dining Bar, Dining/Family Combo
Kitchen Appliances Dishwasher, Disposal, Ice Maker Plumbed, Microwave
Fireplace Desc B/I, Range Elec F/S, Refrigerator F/S
Fireplace Desc Circulating, Family Room
CC&Rs No
Site Location Gated Community, Snow Line Below
Recreational RV Possible
Parking
Pool Location On Lot
Landscap Dog Run, Fenced Back, Front, Sprinkler Auto F&R
Horse Amenities Cross Fenced, Fenced, Hay Storage, Pasture, Pasture Irrigated
Features Misc Patio Covered
Other Structures Guesthouse, Pergola, Tool Shed, Workshop Building
Heat Central
Water Irrigat Connected, Public District, Well Domestic
Sewer In & Connected
Restrictions Tree Ordinance
Security Features Gate Unguarded, Secured Access, Smoke Detector, Video System

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