

Client Detail Report

Listings as of 11/12/09 at 10:12am

Active Short Sale 05/05/09 Listing # 90035628 **2591 Riviera Cir El Dorado Hills, CA 95762** **Listing Price: \$335,000**
County: El Dorado **Cross St: Tam O Shanter** **Map: 262, C2**



[See Additional Pictures](#) [See Virtual Tour](#)

Prop Type	Residential	Prop Subtype(s)	1 House on Lot
Area	12602	Subdivision	St Andrews Village
Beds	3	Apx SqFt-Primary Res	1714 Assessor/Agt-Fill
Baths(FH)	2 (2 0)	Price/Sq Ft	\$195.45
Year Built	1980	Lot Sq Ft (approx)	13852
APN	112-222-10-10	Lot Acres (approx)	0.318
DOM/CDOM	187/187		

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

Directions Fron El Dorado Hills Blvd going North from highway 50, turn RIGHT on St Andrews Dr, then immediate LEFT on Tam O Shanter Dr, then LEFT on Riviera Circle. House is on right around the bend.

Property Description \$5,000 in closing costs!! HONEY!! Stop the car! This attractive home is an oasis from the toils of the day. On nearly 1/3 of an acre, the drive-up is beautiful, and the huge back yard and pool are breathtaking. the kitchen is wide open and unique. Appliacnes are all new, roof is very recent, and the yard is fully sprinklered. Enjoy the space with separate family and living rooms, formal dining room, and two patios with the pool. Room for play and a workshop in the garage. DON'T MISS THIS ONE.

General Information

Zoning	SFR	Variable Price	No
Lot Dimensions	90 x 148	Subtype Description	Detached, Custom
Style Description	Ranch	Construction	Frame, Wood
Foundation	Concrete Slab, Raised	Exterior	Wood
Roof Description	Comp Shingle	Stories	1 Story
# of Garage Spaces	2	Garage	2 Car Attached, Garage Door Opener, Workshop in Garage
House Faces	South	Baths Other	Remodeled/Updated, Tub w/Shower Over
Master Bedroom	Closet	Master Bath	Shower Stall(s)
Floor Covering(s)	Carpet, Laminate, Linoleum/Vinyl	Laundry Description	220 Volt Hook-Up, In Garage, Sink
Dining Description	Breakfast Nook, Formal Room	Kitchen Description	Counter Granite, Remodeled/Updated
Kitchen Appliances	Cook Top Elec, Disposal, Microwave B/I, Oven Elec B/I	No. Of Fireplaces	1
Fireplace Desc	Family Room		
Miscellaneous		CC&Rs	No
HOA	No	Road Description	Paved, Public Maintained
Site Description	Lot Sloped, Trees Many	Pool Location	On Lot
Pool	Yes	Landscape	Back, Front, Sprinkler Auto F&R
Pool Type	Built-In, Gunitite Construction	Features Misc	Patio Uncovered
Improvements	Street Lights	Heat	Central, Natural Gas
Air	Central	Water	Public District
Energy Features	Ceiling Fan(s), Dual Pane Full, Whole House Fan		
Utilities	220 Volts, Natural Gas	Sewer Terms	In & Connected, Sewer in Street
Bonds/Asmts/Taxes	Unknown		Conventional, FHA

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November 2009

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