

# GARY PETERS REAL ESTATE

Serving El Dorado County Since 1983, California Since 1971



## 5820 Briarwood Ln Placerville, CA 95667-8651

### \$484,500

VERY Convenient! VERY Comfortable! Excellent Floor Plan! Nicely Cared For By A Great Retired Couple Over The Last 19+ Years! TWO Useable, Treed Acres That Are Gentle & Ready For Your Green Thumb Fun, Etc. NOTE: There's An Extra 2 Car Detached Garage To Use For Hobbies, Hot Rods, Etc! Great Commute Range Too!

**Directions:** Go Hwy 50 To El Dorado Rd: go South ~1/2 mi to home on R at corner of Strickland Mine/El Dorado Rd. Briarwood Ln goes thru this prop. to one home only

Listing #: 70091500	Year Built: 1985	Heat	Workshop in Garage
Property Type	Residential	Air	Central, Heat Pump, Pellet Stove
Property SubType	1 House on Lot	Roof Description	Central, Heat Pump
APN	329-040-21-10	Water	Comp Shingle
Beds: 3-4	Baths (FH): 2 (2 0)	Sewer	Public Water Dist, Well
Approx Square Feet	1668 Assessor/Auto-Fill	Landscape	Agricultural
Lot Sq Ft (approx)	87120		Septic System
Lot Acres (approx)	2.000	Terms	Auto Sprinkler Front, Fenced
Price/SqFt	290.47	Dining Description	Back, Front Landscaped, Low Maintenance
Cross Street	Srtickland Mine @ corner	Floor Covering(s)	Cash, Conventional, Submit
Map Coordinates	200, A7	Laundry Description	Formal Dining Room
County	El Dorado	Kitchen Description	Carpet, Linoleum/Vinyl, Wood Floors
Subdivision		Kitchen Appliances	220 Volt Hook-Up, Cabinets, Inside Laundry Area
School County	El Dorado		Counter Ceramic, Counter Tile, Updated
Elementary	Mother Lode		Disposal, Freestndng Rnge
Junior High	Mother Lode		Elec, Plmbd For Ice Maker, Self/Cont Cleang Ovn
Senior High	El Dorado Union High		
Subtype Description	Custom, Remodeled/Updated		
Zoning	res		
Site Description	Lot Grade Varies, Rolling, Trees Many, View Local		
Garage	2 Car Attached, 2 Car Detached, Garage Door Opener,		

### Presented By:

**Gary Peters**

Office: 530-620-8000

E-mail: gp@gpre.net



August 2007

### Gary Peters Real Estate

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El Dorado, CA 95623  
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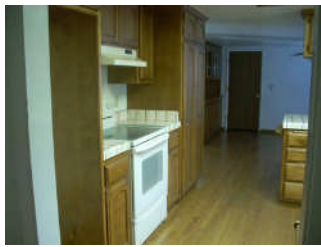
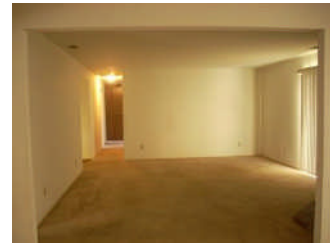
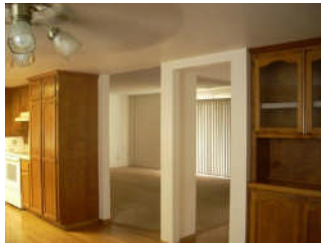
# Client Detail with Addl Pics Report

Listings as of 08/26/07 at 3:10pm

<b>Active 08/25/07</b>	<b>Listing # 70091500</b> <b>County: El Dorado</b>	<b>5820 Briarwood Ln Placerville, CA 95667-8651</b> <b>Cross St: Strickland Mine @ co</b>	<b>Listing Price: \$484,500</b> <b>Map: 200, A7</b>
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<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	1 House on Lot
<b>Area</b>	12702		
<b>Beds</b>	3-4	<b>Approx Square Feet</b>	1668 Assessor/Auto-Fill
<b>Baths(FH)</b>	2 (2 0)	<b>Price/Sq Ft</b>	290.47
<b>Year Built</b>	1985	<b>Lot Sq Ft (approx)</b>	87120
<b>APN</b>	329-040-21-10	<b>Lot Acres (approx)</b>	2.000



**School County** El Dorado

**ELEM** Mother Lode

**JRHI** Mother Lode

**HIGH** El Dorado Union High

**Directions** Go Hwy 50 To El Dorado Rd: go South ~1/2 mi to home on R at corner of Strickland Mine/El Dorado Rd. Briarwood Ln goes thru this prop. to one home only

**Marketing Remark** VERY Convenient! VERY Comfortable! Excellent Floor Plan! Nicely Cared For By A Great Retired Couple Over The Last 19+ Years! TWO Useable, Treed Acres That Are Gentle & Ready For Your Green Thumb Fun, Etc. NOTE: There's An Extra 2 Car Detached Garage To Use For Hobbies, Hot Rods, Etc! Great Commute Range Too!

## General Information

<b>Zoning</b>	res	<b>Lot Dimensions</b>	492x173x287x242
<b>Approx. Elevation</b>	1500	<b>Disability Features</b>	Other
<b>Subtype</b>	Custom, Remodeled/Updated	<b>Style Description</b>	Ranch
<b>Description</b>		<b>Foundation</b>	Concrete Slab
<b>Construction</b>	Frame	<b>Roof Description</b>	Comp Shingle
<b>Exterior</b>	Brick Veneer, Wood	<b>Garage</b>	2 Car Attached, 2 Car Detached, Garage Door Opener, Workshop in Garage
<b>Stories</b>	1 Story	<b>Baths Other</b>	Shower Over Tub
<b>House Faces</b>	East	<b>Floor Covering(s)</b>	Carpet, Linoleum/Vinyl, Wood Floors
<b>Master Bedroom</b>	Shower Stall(s), Walk-In Closet	<b>Dining Description</b>	Formal Dining Room
<b>Laundry Description</b>	220 Volt Hook-Up, Cabinets, Inside Laundry Area	<b>Kitchen</b>	Disposal, Freestndng Rnge Elec, Plmbd For Ice Maker,
<b>Kitchen</b>	Counter Ceramic, Counter Tile, Updated		

**Description**  
**Miscellaneous**  
**HOA** Yes  
**HOA Payment Schedule** Yearly  
**CC&Rs** Yes  
**Site Location** Below Snow Line, Corner Lot  
**Recreational Parking** RV Access, RV Possible  
**Landscape** Auto Sprinkler Front, Fenced Back, Front Landscaped, Low Maintenance  
**Improvements** Sidewalk  
**Equipment** Cable TV Available, Cable TV Installed  
**Air** Central, Heat Pump  
**Energy Features** Ceiling Fan(s), Dual Pane Full  
**Utilities** 220 Volts, All Electric  
**Bonds/Assessments** Unknown  
**Security Features** Smoke Detector, Other  
**Room Dimensions**  
**Master Bedroom Dim.** 16x12  
**Bedroom 3** 12x10  
**Dining Room** 15x10  
**Other Room 1** Breakfast Nook  
**Listing Information**  
**On Market Date** 08/25/07

**Appliances** Self/Cont Cleang Ovn  
**HOA Dues** 200  
**Assoc. Dues** Road  
**Include**  
**Site Description** Lot Grade Varies, Rolling, Trees Many, View Local  
**Road Description** Paved, Private, Public Maintained  
**Pool** No  
**Horse Property** Yes  
**Miscellaneous** Patio, Window Furnishings  
**Other Structures** Second Garage  
**Heat** Central, Heat Pump, Pellet Stove  
**Water** Public Water Dist, Well Agricultural  
**Sewer** Septic System  
**Terms** Cash, Conventional, Submit

**Bedroom 2** 12x11  
**Living Room** 21x15  
**Kitchen** 12x11  
**Other Room 1 Dim** 12x12

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Web Page:

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