

Residential Client Full Report

Listings as of 10/02/2012 at 12:15PM

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ST Active 08/31/12	3897 Central Ave Fair Oaks, CA 95628-7509	Listing Price: \$1,925,000
MLS#: 12053910 01ELLG	Cross Street: Capitola	Map: THOM 280 B-3 VRP: N



Pending Date: _____ **DOM:** 32
Escrow: _____ **CDOM:** 32
Escrow #: _____
Days in Escrow: _____
Selling Date: _____
Selling Price: _____
SP % LP: _____
Selling Price/SqFt: _____
Financing: _____

REO No **Short Sale:** **HUD: No** **Auction: No**

Subtype: 1 House on Lot
Subtype Desc: Custom

Style: _____
CC&RS: No **Bonds/Asmts/Taxes:** Unknown
B/A/T Desc: _____

HOA: No
HOA Dues Include: _____

Priv Assn Amen: _____

Disc/Reports: CLUE Report Avail, NHD Available

Terms: Cash, Conventional, Submit

[Additional Pictures \(25\)](#)

Beds (Possible): 6
Baths (FH): 6 (5 1)
SqFt Pri Res (Apprx): 6073 Assessor/Auto-Fill
SqFt 2nd Res (Apprx): _____
Price/SqFt: \$316.98
Year Built: 2005
Remodeled/Updtd: No

Area: 10628
County: Sacramento
APN: 244-0301-013-0000
Zoning: RD5
Map Sec: _____
Census Tract: 80.09
Apprx Elevation: _____
Subdivision: Old Fair Oaks

Acres: 1.090
Lot SqFt (Apprx): 47480
Lot Dim: 200x220
Pool (Location): Yes (On Lot)
Pool Type: Built-In, Gunite Construction

Builder: Longmore
Model: _____
Const Est Start: _____
Const Est End: _____
Stories: 2 Story
Faces: _____

Garage Spaces: 6 **# Carport Spaces:** _____
Garage: 4+ Car Attached, 24'+ Deep Garage, Garage Door Opener, Workshop in Garage
RecParking: RV Access, RV Possible

School County: Sacramento
EL: San Juan Unified
JR: San Juan Unified
SR: San Juan Unified

Heat: Central, MultiUnits, Natural Gas

Site Loca: Borders Govt Land, Waterfront Frontage

Air: Central, MultiUnits
Rooms: Den/Study, Home Office Room, Master Bedrooms 2+, Media Room, Separate Family Room
Baths: Double Sinks, Shower Stall(s), Stone, Tub

Site Desc: Stream Year Round, Trees Many, View Local, View Special, Other-Rmks
Feat Misc: BBQ Built-In, Deck Covered, Outdoor Kitchen, Patio Covered, Patio Uncovered, Wet Bar Interior
Landscp: Fenced Back, Fenced Front, Sprinkler Auto F&R

Mast Bed: Balcony, Closet Walk-In 2+, Outside Access, Sitting Area

Mast Bath: Double Sinks, Multiple Shwr Heads, Shower Stall(s), Stone, Tub Jetted
Laundry: Cabinets, Space For Frzr/Refr, Gas Hook-Up, Inside Room, Sink

Roof: Tile
Cnstrct: Brick, Frame, Wood
Exterior: Brick, Stucco
Foundatn: Raised
Road: Paved, Public Maintained
Improvmnt: Street Lights
Water: Public District

Dining: Breakfast Nook, Formal Room

Kitchen: Butlers Pantry, Counter Granite, Island, Island w/Sink, Pantry Closet

Sewer: In & Connected
Utility: 220 Volts, All Public, Natural Gas, Natural Gas Avail

Applnces: Cook Top Gas, Dishwasher, Disposal, Oven Double, Oven Self/Cont Clean, Refrigerator B/I, Warming Drawer, Wine Refrigerator

Fireplc: 2, Family Room, Gas Log, Gas Piped, Master Suite

Oth Strc: Outbuilding, Pergola
Restrict: _____

Energy: Ceiling Fan(s), Dual Pane Full

Horse Prp: _____
Horse Amn: _____

Floor: Carpet, Stone, Tile

Disability: Doors, Grab Bars, Ramp, Shower, Other-Rmks

Equipmnt: Antenna Dish, Audio/Video Prewired, Cable TV Available, Cable TV Installed, H/S Internet Avail, Elevator, MultiPhone Lines, Networked, Window Furnishings

MBR: 26x20	BR2: 22x18	BR3: 19x18	BR4: 17x15
LR: 21x19	FR: 26x19	KIT: 22x19	DR: 19x16
GMRM: 20x20	5THB: 15x14	LIBR: 15x14	HMTB: 19x14

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Residential Client Full Report with Addl Photos

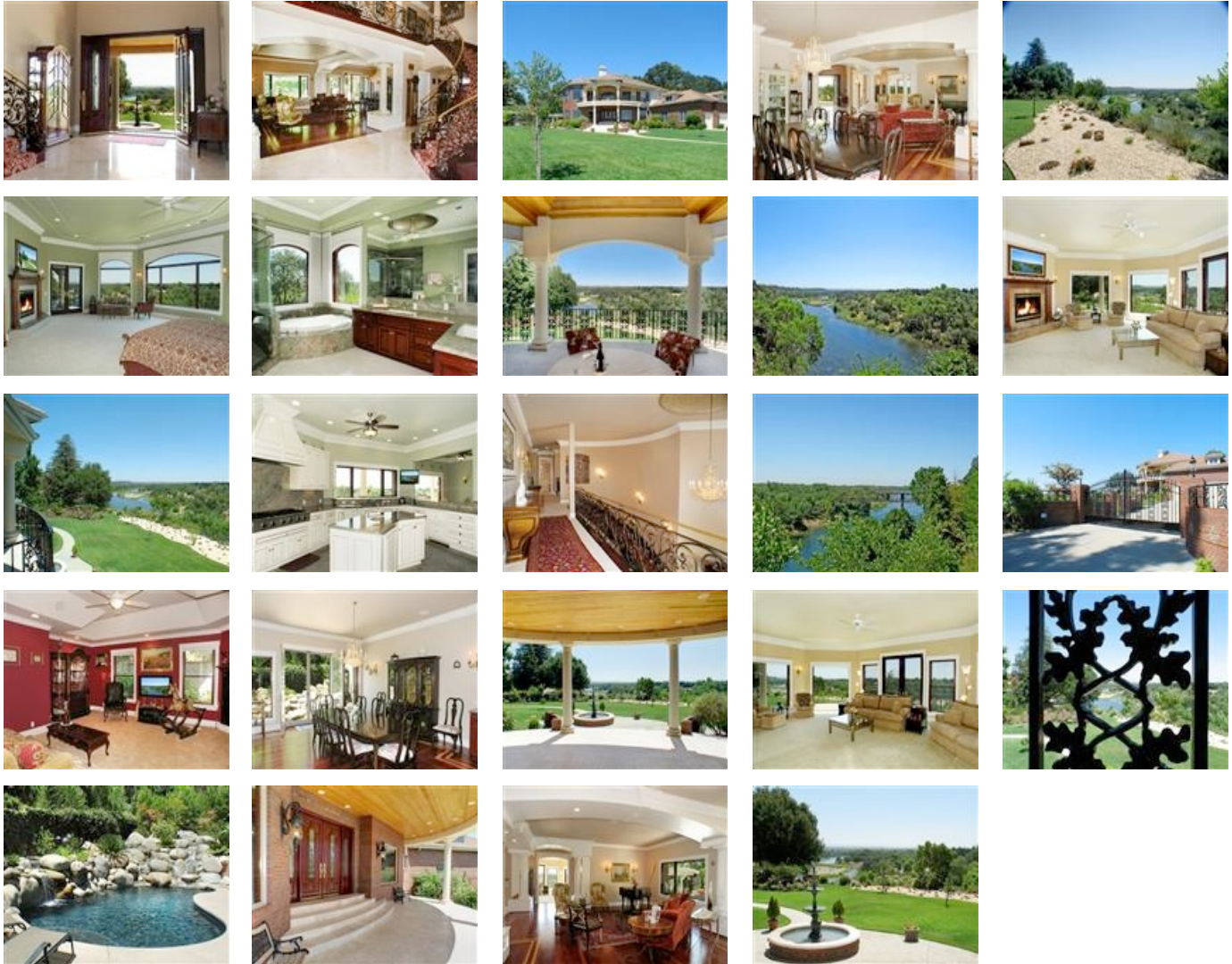
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Property Description: River View Manor*Unparalleled River Views*Secluded Gated Bluff Property*Walls of Glass Frame Dramatic 180 Degree Views of River Both to East and West*Snow-Caps of Sierras and Old Fair Oaks Bridge Too*South View is Vast Parkland Treetops*Estate Home is a Masterpiece*Exquisite Railing Accents Floating Stairway and Upstairs Gallery*Rock Studded Pool*Mountain Stream Waterfalls*Separate Pool House*All Bedrooms En Suite*Game Room*Two Den/Offices*Media Room*Elevator*Jaw-Dropping Views from Huge Loggia

Directions to Property: Sunrise Boulevard*East on Winding Way to Sacramento Street and Continue East*Right on Main*Left on Capitola*Right on Central to Very End of Street*Property on Right On the Bluffs of the American River



Presented By: Fran Dixon

License # 00768606
Primary: 916-791-6398
Secondary: 916-791-6398
Fax:
Email: fdixon@ellingtonproperties.com
<http://www.ellingtonproperties.com>

Ellington Properties

License # 00768606
5132 Ellington Court
Granite Bay CA 95746
Phone: 916-791-6398
Fax:
<http://www.ellingtonproperties.com>

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