

Caravan Detail

Folsom Tour 8/15/06

Starting Location: Folsom Community Center

52 Natoma Street Starting time: 8:30AM

1

\$ 699,500 105 Crow Canyon Listing #60090310

Cross Street: American River Can Map: 261 A3 Beds: 4 Bath: 2.5 Sq. Ft: 3178

Driving Directions: Greenback to American River to Crow Canyon

Marketing Remarks: This hm shows like a million \$hm. Very unusual huge bdrm, back to back guest bath upstairs, huge bonus rm. Garage has been converted to an exercise & spa rm including a \$20k hot tub. The bkyd is lg enough for a pool & much more. The roof is 2 yrs new & Steel. Seclusion is the word for this beautiful hm.

Office: Lyon RE (916) 355-7000

Agent: Sandra Balman List Date:

Lot Size: .227 Yr Built: 1985 Subdivision:

2

\$ 419,900 610 Orange Grove Listing # 60085435

Cross Street: Bidwell Map: 261 B5 Beds: 3 Bath: 1 Sq. Ft: 1136

Driving Directions: Hwy 50 East , exit Folsom blvd, Left on Folsom, Right on Bidwell St, Left on Orange Grove way, House on left side of street.

Marketing Remarks: Adorable Cottage with Pool in Historic Folsom! 3 Bedrooms, 1.5 Baths, 1+ Car garage, Breakfast nook, Fireplace, Hardwood floors under carpet, Large backyard, Private patio and deck, RV access, Walk to Old Town, trails, river and light rail. Located on a quiet street

Office: Lyon RE (916) 355-7030

Agent: Eric Pine List Date: 7/28/06

Lot Size: (approx acre) .163 Yr Built: 1946 Subdivision: Historic District

3

\$ 598,000 155 Vierra Cir. Listing #60090610

Cross Street: Glenn Map: 261 C7 Beds: 4 Bath: 3 Sq. Ft: 2934

Driving Directions: Hwy 50 to North Prairie City to right on Glenn to Right on Vierra

Marketing Remarks: Immaculate home w/beautiful local view. 2900+sq ft w/4 big bedrooms + large bonus room w/fireplace. Master retreat w/built-in bookshelves & desk. 4 car garage w/shop space. Large, private level yard in excellent neighborhood. Very convenient to shopping, restaurants, parks, nature trails & aquatic center.

Office: ReMax Gold EDH (916) 607-8870

Agent: Ed Perales List Date: 08/09/06

4

\$ 569,500 102 Cassin Ct. Listing #60090249

Cross Street: Hopfield Map: 261 c1 Beds: 5 Bath: 3 Sq. Ft: 2422

Driving Directions: Blue ravine to Turnpike > L Hopfield > L Cassin Ct. Adjacent to park on Turnpike

Marketing Remarks: Natoma Station-Entertainer's Delight! PRIDE OF ORIGINAL OWNERSHIP SHOWS HERE! Quiet Court location New Paint(inside & Out)Carpet, Travertine Tile Beautiful private backyard landscaped to perfection! Open and Bright Floor plan with plenty of natural light Pool sized lot Award winning schools nearby

Office: Prudential (916) 786-0181

Agent: Steve Glaser List Date: 08/09/06

Lot Size: .190 Yr Built: 1993 Subdivision: Natoma Station

5

\$ 469,900 113 John Henry Cir Listing # 60088639
Cross Street: Map: 261B1 Beds: 4 Bath: 3 Sq. Ft: 1977
Driving Directions: Folsom Blvd. to Natoma Station, rt on Turn Pike Rt. on John Henry.

Marketing Remarks: Very clean home, light & bright. Plantation shutters, low maintenance professional landscaping, wonderful neighborhood.

Office: Lyon 916-355-7000

Agent: Mike Gray List Date: 08/04/06

Lot Size: (approx acre) .160 Yr Built: 1993 Subdivision: Natoma Station

6

\$ 464,900 106 Camberwell Way Listing # 60085103
Cross Street: Oak Ave Parkwy Map: 262 F7 Beds: 4 Bath: 3 Sq. Ft: 1757
Driving Directions: Highway 50 to north on E. Bidwell. Left on Oak Ave Parkway. U-turn on Kennerly and right to Camberwell to address.

Marketing Remarks: BEAUTIFUL BROADSTONE HOME HAS 4 BEDROOMS & 3 FULL BATHS. THIS FORMER MODEL HAS FRESHLY PAINTED INTERIOR & NEW CARPETS. FLOWING FLOOR PLAN PERFECT FOR GUESTS. VERY CLEAN! REFRIGERATOR, WASHER & DRYER INCLUDED. CLOSE TO SCHOOLS, SHOPPING, DINING. GREAT RM CONCEPT, HIGH CEILINGS, BRICK FIREPLACE & LOTS OF NATURAL LIGHTING!

Office: Keller Williams 916-404-2900

Agent: Joel Perez List Date: 7/28/06

Lot Size: (approx acre) .111 Yr Built: 1992 Subdivision: Broadstone

7

\$395,000 120 Camberwell Listing # 60080123
Cross Street: Kennerly Map: 261 f7 Beds: 3 Bath: 2 Sq. Ft: 1352
Driving Directions: Oak Ave Pkwy to Kennerly to Camberwell

Marketing Remarks: One of the largest yards in the neighborhood. custom Hunter Douglas blinds. New flat top easy clean range, new microwave, and new carpet. Newly painted interior & garage. Two large closets in master bath. Hot water dispenser. Solar screens-2 patios. Fruit trees.

Office: Prudential 916-984-4016

Agent: Rose Marie Farnsworth List Date: 7/17/06

Lot Size: (aprox acre) .137 Yr Built: 1992 Subdivision: Broadstone

8

\$429,000 627 Hillswick Cir Listing # 60089325
Cross Street: Albrighton Map: 261 H7 Beds: 3 Bath: 2 Sq. Ft: 1607
Driving Directions: HWY 50 to East Bidwell, right on Broadstone Pkwy, lft on Cavitt Dr, right on Hillswick Circle to address.

Marketing Remarks: Fabulous 3 bd in Folsom Broadstone area. Many upgrades, 1-story, fully landscaped, auto water system, surround sound already installed. Open floor plan with separate living & family rooms. Gas log fireplace in family room. Vaulted ceilings. Central H/AC. Inisde laundry room. Sealed garage floor & auto opener.

Office: Lyon EDH 916-761-5881

Agent: Carol Hutchings List Date: 08/07/06

Lot Size: (approx acre) .179 Yr Built: 2002 Subdivision: Chelsea Ridge

9

\$ 587,000 185 Dulverton C Listing #60045415

Cross Street: willow creek estates Map: 261 H5 Beds: 5 Bath: 3 Sq. Ft: 2779

Driving Directions: NORTH LEXINGTON TO RT ON PREWIT TO LEFT ON NEWINGTON TO LEFT ON DULVERTON.

Marketing Remarks: DESIRABLE WILLOW CREEK ESTATE. OPEN FLOOR PLAN. SPACIOUS MASTER SUITE W/CATHEDRAL CEILINGS & FIREPLACE. NEW INTERIOR & EXTERIOR PAINT. NEW STOVE, DISHWASHER & MICROWAVE. NEWER CENTRAL H/A. LARGE DECK, ROOF CERT & CLEAR PEST. 3BD UPSTAIRS WIRED FOR INTERNET. NO MELLO ROOS OR ASSOC. NEUTRAL COLORS.

Comments: \$25 Drawing– Huge Reduction!

Office: Lyon RE EDH (916) 220-8599

Agent: Liani Davenport List Date:

Lot Size: .17 Yr Built: 1990 Subdivision: Willow Creek Estates
