

**Residential** **4957 W OLD EMIGRANT TRL**  (33) **DOM : -1** **L\$478,000**  
**1701177 Active** **Mountain Ranch, CA 95246**



CCAR 2017

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**Area:** 11 - 11 Mt. Rnch/RR Flat/Sheep Rnch **Lot #/Unit #:** 67,68  
**Subdivision:** EPL - El Rancho Loma Serena **Subdiv. Unit:**  
**Bedrooms:** 2 **Elevation (ft):** 2,400  
**Total Baths:** 2.00 **Year Built:** 1986  
**Home Apx SqFt:** 1,669 **# of Stories:** 2  
**Apx SqFt Below Grade:** **Foundation:** Concrete Perimeter  
**Apx Lot Size/Acreage:** 4.820 **Source:** Tax Assessor  
**Garage:** Yes/ 2 Car Detached Garage **Sewer Type:** Septic  
**Style:** Contemporary **APN #:** 020-021-005  
**Cross Street:** Railroad Flat Rd **Zoning:** RR-Rural Residential  
**New Construction:** **Manufactured:** No  
**Special Owner:** Private Owner

**Bond:** Yes **Gas (Natural):** No **Loft:** Yes **Pool:** No  
**Disclosure:** Yes **Landscaping:** Yes **Rec Room:** No **Spa:** No  
**Gas (Propane):** Yes **Laundry:** Other **Other Parking:** Yes **Survey:** Yes  
**Homeowner Dues:** Mandatory **Homeowner Dues Amount:** \$836 **Homeowner Dues Frequency:** Yearly  
**Sub HOA:**

## FEATURES

**Interior Features:** Book Case(s) , Cabinets , Circular Stairs , Decorator Lights , Great Room , Open Floor Plan , Skylight(s) , Tile Counter Top , Vaulted/High Ceilings  
**Features/Appliances:** Beamed Ceilings , Built in Oven , Cook Top Range , Dishwasher , Disposal , Dryer , Greenhouse , Microwave Oven , Refrigerator , Tile Counter Top , Washer , Water Filter System  
**Other Exterior Features:** Boat Parking , Covered Patio , Decking , Patio , RV Parking , Shed/Utility Building , Shop , Workshop , Other - See Remarks

**Condo Amenities:** **Master BR:** 1 Master Suite , Main B/R on Gr. Floor  
**Cooling:** Ceiling Fans , Central Air **Other Parking:** Boat Parking , RV Parking  
**Driveway:** Circular , Level **Road Type:** Paved , Private  
**Dues Pay For:** Other-See Remarks **Roof:** Metal  
**Energy Features:** Extra Insulation **School District:** Calaveras  
**Exterior Siding:** Wood **Special Info.:** CC&Rs , HOA , HOA CC&Rs , Horses OK  
**Flooring:** Carpet , Laminated , Tile , Vinyl **Terms Available:** Cash , Conventional , FHA , VA  
**Heating:** FAG , Gas Log **Terrain:** Level , Varied  
**Lot Description:** More than one lot , View **Water Sources:** Well  
**Master Bath:** Bathtub Only **Windows:** Double

**Public Remarks:** Immaculate custom home with pines, oaks, cedars & landscaping. Open floor plan, 20' beamed cathedral ceilings, Canadian clear pine walls. Updated & remodeled, stainless appliances, handmade Mexican tile counters, custom oak cabinets & large covered deck. Master bed patio door leads to deck & flagstone patio. Loft overlooks great room with library & space for guests. Designer baths with soaking tub & large faux-marble shower. Ceiling fans, skylights, HVAC & gas-log stove. Trex-type decking, oversized 2 car, 3 story garage is fully insulated, large separate art studio w/light from 2-story windows. Spiral stairs lead to carpeted loft & large finished attic. Workshop has 220 3 phase electrical, w/ separate large office. 2 separate parcels, includes APN 020-020-008. Just move in and enjoy!

**Personal Items Included:** Wine/food cellar, small greenhouse w/ water & elec, chicken yard and coop, large fenced garden area, two 500 gal propane tanks, 2500 gal ozone filtered water tank, whole house propane gen, & large insulated shed.

**Personal/Affixed Items Excluded:**

## PREPARED BY



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"Listing provided courtesy of Scott Bur with STARK REALTY "

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