

Customer Display

Residential **5250 OLD EMIGRANT TRL E**  (19) **DOM : 91** **L\$299,000**
1701470 Active **Mountain Ranch, CA 95246**



Area: 11 - 11 Mt. Rnch/RR Flat/Sheep Rnch
Subdivision: EPL - El Rancho Loma Serena
Bedrooms: 3
Total Baths: 2.00
Home Apx SqFt: 1,200
Apx SqFt Below Grade:
Apx Lot Size/Acreage: 5.000
Garage: Yes/ 2 Car Detached Garage
Style: Contemporary
Cross Street: Stagecoach
New Construction:
Special Owner: Private Owner

Lot #/Unit #: lot 29
Subdiv. Unit:
Elevation (ft): 2,400
Year Built: 1989
of Stories: 1
Foundation: Concrete Perimeter
Source: Tax Assessor
Sewer Type: Septic
APN #: 020-023-006
Zoning: Other
Manufactured: No

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Bond: Yes	Gas (Natural): No	Loft: No	Pool: No
Disclosure: Yes	Landscaping: No	Rec Room: No	Spa: No
Gas (Propane): Yes	Laundry: Closet	Other Parking: Yes	Survey: Yes
Homeowner Dues: Mandatory	Homeowner Dues Amount: \$418	Homeowner Dues Frequency: Yearly	
Sub HOA:			

FEATURES

Interior Features: Cabinets , Dining Room , Drapes , Family Room , Laminate Counter , Living Room , Solid Surface Counter , Vaulted/High Ceilings , Walk-in Closet

Features/Appliances: Dryer , Range Hood , Range Oven , Refrigerator , Washer

Other Exterior Features: Barn/Stalls , Boat Parking , Decking , Fenced Yard , Shed/Utility Building

Condo Amenities:

Master BR: 1 Master Suite , Main B/R on Main Floor , Walk-in Closet

Cooling: Ceiling Fans , Whole House Fan

Other Parking: Boat Parking

Driveway: Gentle-Up

Road Type: Paved , Private

Dues Pay For: None

Roof: Comp

Energy Features: Whole House Fan

School District: Calaveras

Exterior Siding: Wood

Special Info.: HOA CC&Rs , Horses OK

Flooring: Carpet , Laminated , Tile

Terms Available: Cash , Conventional

Heating: Wall Electric , Woodstove

Terrain: Gentle-Down , Level , Varied

Lot Description: View

Water Sources: Well

Master Bath: Shower Only

Windows: Double

Public Remarks: Create your own Homestead. The property is fenced and x-fenced. Has a 2 car garage, several out buildings, a chicken coop, a meat locker & a seasonal pond. The home has decks on 3 sides, 3 bedrooms & two bathrooms, a family room with vaulted ceiling & a wood stove. Lots of usable land and a zip line. Plenty of room for lots of animals. Great view of the mountains.

Personal Items Included: all the rest of the furniture

Personal/Affixed Items Excluded: dining room table & chairs and the china hutch.

PREPARED BY



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"Listing provided courtesy of Linda Duncan with STARK REALTY "

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