

Client Full with 30 Photos Report - Residential

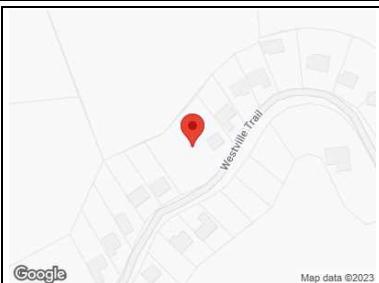
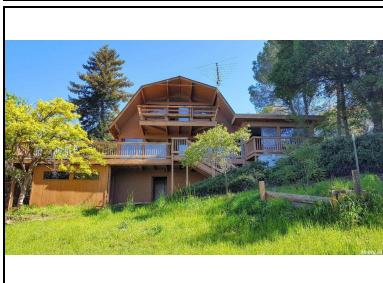
Listings as of 06/20/2023 at 12:02PM

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ML#: 16030066

2418 Westville Trl, Cool, CA 95814

LP: \$190,000	Beds: 4	Baths: 3 (3 0)	Status: Closed 07/12/16 (\$183,000)	DOM/CDOM: 16/36
Price/SqFt: 98.92	Area: 12902	Year Built: 1971	SqFt: 1850 Assessor Auto-Fill	Lot Sz (Ac): 1.2500



Pending Date: 06/03/16
 Close Date: 07/12/16
 CP % LP: 96.32
 Special List Cond:

Close Price: \$183,000
 Close Price/SqFt: \$98.92

[Additional Pictures \(23\)](#)

[Map](#)

[Mortgage Calculator](#)

[Remarks](#)

Public Remarks: AS-IS FIXER / FLIP OPPORTUNITY!! -- 4bd/3ba on 1.25 ACRES, giant deck, garage, basement, fruit trees, on golf course! HUGE potential but needs lots of work/updating (reports available). AWESOME VIEWS! Empty lot next door is part of property. Auburn Lake Trails is a nature lovers' DREAM with 30 miles of horse trails, FREE golf, tennis, club house, pool, HOA only \$184/mo. New septic system.

Directions

Directions to Property: From Auburn south on Hwy 49, left on 193 to Georgetown, left Auburn Lake Trails, enter through 1st gate (MUST BE ON GUEST LIST OR WITH AGENT TO ENTER), American Trail to Westville Trail to home

Cross Street: Digger Tree Ct

General Information

Property Subtype:	Single Family Residence	Subdivision:
County:	El Dorado	Subdivision Developer:
APN:	072-111-07-100	Builder Name:
Zoning:	R1	Builder Model:
Census Tract:	306.01	Subtype Description: Attached
Elevation:		Architectural Style: Cabin
Lot Size/Source:	1.2500	Construction Materials: Frame,Wood
Lot Size Dimensions:		Foundation: Slab
School District (County):	El Dorado	Parking Features: Attached
Elementary School District:	Black Oak Mine	
Middle or Junior School District:	Black Oak Mine	
Senior High School District:	Black Oak Mine	
		Garage Spaces: 2
		Carport Spaces: 0
		Open Parking Spaces: 0

Disclosures/Restrictions

Disclosures/Documents: CC&Rs

Bonds/Asmts/Taxes: Unknown Desc:

Home Warranty:
Special Zones:

County Transfer Tax Rate:
Restrictions:

City Transfer Tax Rate:

Senior Community:
Pets Allowed:

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Interior Information

Stories: 2
Location of Unit:

Laundry Features:
Flooring: Carpet

Levels:
Lower Level:

Interior Features:
Heating: Central
Cooling: Ceiling Fan(s),Central
Energy Efficient:

Main Level: Bedroom(s),Full Bath(s)

Upper Level:

Basement:
Living Room Features:

Dining Room Features: Dining/Living Combo

Family Room Features:

Master Bedroom Features:

Master Bathroom Features:

Bath Features: Tub

Kitchen Features:

Appliances:

Green Building Verification Type:
Rating:
Body:
Year:
Window Features:
Fireplaces: Features:
Other Equipment:

Number of Rooms:
Room Type: Baths Other

ADU / 2nd Unit:
Second Unit Type:
Second Unit Description:
Approx SqFt/Source:

Second Unit:

Dimensions:	
Living Room:	Dining Room:
Family Room:	Kitchen:
Master Bedroom:	Bedroom 2:
Bedroom 3:	Bedroom 4:

Rents For:	Bedrooms:
Occupied:	Full Baths:
Kitchen:	Partial Baths
Private Entrance:	

Exterior Information

Accessibility Features:

Land Use:

Construction Materials: Frame,Wood

Current Use:
Property Faces:
View Description: Special

Exterior Features:

Distance to Public Transportation:
Distance from Shopping:
Horse Property: Features:

Patio and Porch Features:

Road Responsibility: Public Maintained Road
Road Surface Type:
Driveway/Sidewalks:

Fencing:

Utilities: Electric

Roof: Composition
Pool: No Features:

Electric: 220 Volts in Laundry

Spa: Features:
Other Structures:

Water Source: Public
Irrigation: Public District

Lot Features:

Sewer: Septic System

Topography: Lot Sloped

Frontage Type:

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Association

Association: Yes

Features:

Mandatory:

Fee: \$184

Frequency: Monthly

Includes: Common Areas, Maintenance Grounds, Recreation Facility, Pool

Name:

Phone:

Number of Units: 0

Search Criteria:



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Start of photos for: 16030066 2418 Westville Trl, Cool, CA 95814



End of photos for: 16030066 2418 Westville Trl, Cool, CA 95814