

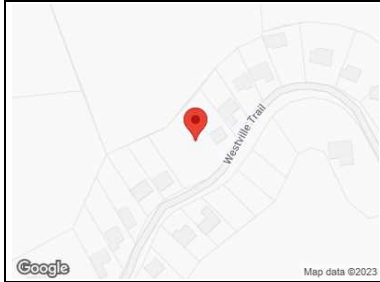
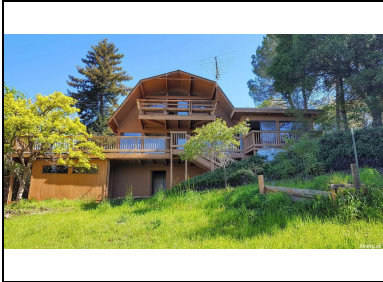
Client Full with 30 Photos Report - Residential

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

Page: 1 of 3

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/updates (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
County: El Dorado
APN: 072-111-07-100
Zoning: R1
Census Tract: 306.01
Elevation:
Lot Size/Source: 1.2500
Lot Size Dimensions:
School District (County): El Dorado
Elementary School District: Black Oak Mine
Middle or Junior School District: Black Oak Mine
Senior High School District: Black Oak Mine

Subdivision:
Subdivision Developer:
Builder Name:
Builder Model:
Subtype Description: Attached

Architectural Style: Cabin

Construction Materials: Frame,Wood

Foundation: Slab
Parking Features: Attached

Garage Spaces: 2
Carport Spaces: 0
Open Parking Spaces: 0

Disclosures/Restrictions

Disclosures/Documents: CC&Rs

Bonds/Asmts/Taxes: Unknown Desc:

County Transfer Tax Rate:
Restrictions:

City Transfer Tax Rate:

Home Warranty:
Special Zones:

Senior Community:
Pets Allowed:

ML#: 16030066**2418 Westville Trl, Cool, CA 95814****Interior Information****Stories:** 2**Location of Unit:****Levels:****Lower Level:****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:****Number of Rooms:****Room Type:** Baths Other

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

Laundry Features:**Flooring:** Carpet**Interior Features:****Heating:** Central**Cooling:** Ceiling Fan(s),Central**Energy Efficient:****Green Building Verification Type:****Rating:****Body:****Year:****Window Features:****Fireplaces:** Features:**Other Equipment:****Property Condition:****Remodeled/Updated:** No Description:**ADU / 2nd Unit:****Second Unit Type:****Second Unit Description:****Approx SqFt/Source:**

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

Exterior Information**Accessibility Features:****Construction Materials:** Frame,Wood**Exterior Features:****Patio and Porch Features:****Fencing:****Roof:** Composition**Pool:** No Features:**Spa:** Features:**Other Structures:****Lot Features:****Topography:** Lot Sloped**Frontage Type:****Land Use:****Current Use:****Property Faces:****View Description:** Special**Distance to Public Transportation:****Distance from Shopping:****Horse Property:** Features:**Road Responsibility:** Public Maintained Road**Road Surface Type:****Driveway/Sidewalks:****Utilities:** Electric**Electric:** 220 Volts in Laundry**Water Source:** Public**Irrigation:** Public District**Sewer:** Septic System

ML#: 16030066**2418 Westville Trl, Cool, CA 95814****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:****Presented By: C. Constantine**License # 01946942
Primary: 916-999-9691Email: cc@caseyconstantine.com
<http://caseyconstantine.com>**Realty Agents Inc**License # 02212087
1912 F St #110
Sacramento CA 95811
Phone: 916-999-9691

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



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