

Client Full with 30 Photos Report - Residential

Listings as of 06/20/2023 at 11:38AM

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ML#: 20048035 **2261 Newman Hill Dr, Lone, CA 95640-9589**

LP: \$399,000 **Beds:** 3 **Baths:** 2 (2 0) **Status:** Closed 12/18/20 (\$380,000) **DOM/CDOM:** 71/71
Price/SqFt: 201.91 **Area:** 22002 **Year Built:** 2004 **SqFt:** 1882 Assessor Auto-Fill **Lot Sz (Ac):** 0.5100



Pending Date: 10/27/20
Close Date: 12/18/20 **Close Price:** \$380,000
CP % LP: 95.24 **Close Price/SqFt:** \$201.91
Special List Cond: None

[Additional Pictures \(31\)](#) [Virtual Tour](#) [Map](#) [Mortgage Calculator](#)
Remarks

Public Remarks: Minutes from Lake Camanche in a peaceful country setting 3bd/2ba/3car newer home on 1/2 acre corner lot. Spacious great-room with vaulted ceilings, wood burning fireplace, open kitchen with granite counter tops, breakfast bar and stainless steel appliances. The private master bedroom connects to a massive master bathroom with double sinks, sunken tub, separate shower and walk-in closet. Enjoy the Camanche Village community park with tennis/basketball courts, playground, fishing pond & BBQ area. Just 17 minutes to downtown Lone.

Directions

Directions to Property: From Curran Road turn onto Village drive, follow Village drive to Newman Hill court on your left, turn left property will be on left hand side.

Cross Street: Village Dr

General Information

Property Subtype: Single Family Residence	Subdivision:
County: Amador	Subdivision Developer:
APN: 003-111-001-000	Builder Name:
Zoning: R1	Builder Model:
Census Tract: 3.04	Subtype Description: Detached
Elevation:	Architectural Style:
Lot Size/Source: 0.5100 Assessor Auto-Fill	Construction Materials: Wood
Lot Size Dimensions:	Foundation: Raised
School District (County): Amador	Parking Features: Garage Facing Front
Elementary School District: Amador Unified	Garage Spaces: 3
Middle or Junior School District: Amador Unified	Carport Spaces: 0
Senior High School District: Amador Unified	Open Parking Spaces: 0

Disclosures/Restrictions

Disclosures/Documents: CC&Rs **Bonds/Asmts/Taxes:** Unknown Desc:

Home Warranty: **County Transfer Tax Rate:** **City Transfer Tax Rate:**
Special Zones: **Restrictions:**

Senior Community:
Pets Allowed:

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Interior Information

Stories: 1
Location of Unit: Lower Level

Levels:
Lower Level:
Main Level:
Upper Level:

Basement:
Living Room Features:
Dining Room Features: Dining Bar,Dining/Family Combo
Family Room Features:
Master Bedroom Features:
Master Bathroom Features:
Bath Features: Tub w/Shower Over

Kitchen Features:

Appliances:

Number of Rooms:
Room Type: Baths Other

Laundry Features: In Garage

Flooring: Laminate

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

Green Building Verification Type:
Rating:
Body:
Year:
Window Features: Dual Pane Full

Fireplaces: 1 **Features:** Wood Burning

Other Equipment:

Property Condition:
Remodeled/Updated: No **Description:**

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

Dimensions:		Second Unit:	
Living Room:	Dining Room:	Rents For:	Bedrooms:
Family Room:	Kitchen:	Occupied:	Full Baths:
Master Bedroom:	Bedroom 2:	Kitchen:	Partial Baths:
Bedroom 3:	Bedroom 4:	Private Entrance:	

Exterior Information

Accessibility Features:

Construction Materials: Wood

Exterior Features:

Patio and Porch Features:

Fencing:

Roof: Composition
Pool: No **Features:**

Spa: Features:
Other Structures:

Lot Features:

Topography: Trees Few

Frontage Type:

Land Use:

Current Use:
Property Faces:
View Description: Local

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

Road Responsibility: Public Maintained Road

Road Surface Type: Paved
Driveway/Sidewalks:

Utilities: Propane

Electric:

Water Source: Public
Irrigation: None

Sewer: Septic Connected

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Association



Association: Yes
Mandatory:
Fee: \$70
Frequency: Annually
Includes: Common Areas

Features:

Name:

Phone:
Number of Units: 0

Search Criteria:

	<p>Presented By: C. Constantine License # 01946942 Primary: 916-999-9691 Email: cc@caseyconstantine.com http://caseyconstantine.com</p>	<p>Realty Agents Inc License # 02212087 1912 F St #110 Sacramento CA 95811 Phone: 916-999-9691</p>	
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Start of photos for: 20048035 2261 Newman Hill Dr, Lone, CA 95640-9589



End of photos for: 20048035 2261 Newman Hill Dr, Lone, CA 95640-9589