

# Residential Client Full Report

Listings as of April 15, 2010 at 12:11 pm

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ST: Active (01/19/10)

5198 Prior Ridge Granite Bay, CA 95746-7186

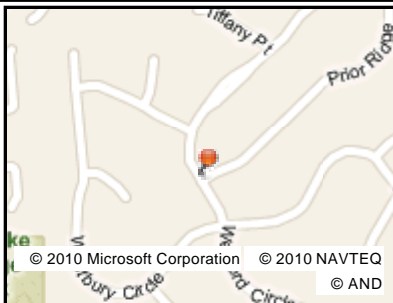
Listing Price: \$1,495,000

MLS#: 10004190 01ELLG

Cross Street: Wexford/East Roseville Parkway

Map: thom 240 H-5

VRP: N



Pending Date:  
Escrow #:  
Escrow #:  
Days in Escrow: 0  
Selling Date:  
Selling Price:  
SP % LP:  
Selling Price/SqFt:  
Financing:

DOM: 86  
CDOM: 86

**Beds (Possible):** 5  
**Baths (FH):** 7 (6 1)  
**SqFt Primary Res (Apprx):** 7600 Seller  
**SqFt 2nd Res (Apprx):**  
**List Price/SF:** \$209.87  
**Year Built:** 1993  
**Year Remodeled/Updated:**  
**Acres:** 0.606  
**Lot SF (Apprx):** 26397  
**Lot Dim:** 194 x 167.5  
**Pool (Location):** Yes (On Lot)  
**Pool Type:** Built-in, Fenced, Gunite Construction, Heated  
  
**# Carport Spaces:**  
**# Garage Spaces:** 4  
**Garage:** 4+ Car Attached, Facing Side, Garage Door Opener  
**RecParking:**

**Area:** 12746  
**County:** Placer  
**APN:** 465-020-054-000  
**Zoning:** Res01  
**Map Sec:**  
**Census Tract:**  
**Approx Elevation:**  
**Subdivision:** Wexford  
**Builder:**  
**Model:**  
**Const Est Start:** //  
**Const Est End:** //  
**Stories:** 2 Story /  
**Faces:**  
  
**School County:** Placer  
**EL:** Eureka Union  
**JR:** Eureka Union  
**SR:** Roseville Joint

**Subtype:** 1 House on Lot  
**Subtype Desc:** Detached, Custom  
  
**Style:** Contemporary  
**CC&Rs:** Yes  
**Bonds/Asmts/Taxes:** Unknown  
**B/A/T Desc:**  
  
**HOA:** Yes \$295 Monthly  
**HOA Dues Include:** Assn Mgmt, Common Areas, Rec Facility, Road  
  
**Priv Assn Amen:** Clubhouse, Park, Tennis Courts  
  
**Disc/Reports:** Association Docs, CLUE Report Avail, NHD Available  
  
**Terms:** Cash, Conventional, Submit

**Heat:** Central, MultiUnits, Natural Gas

**Air:** Central, MultiUnits

**Rooms:** Den/Study, Guest Quarters Attch, Master Bedrooms 2+, Media Room, Wine Storage Area

**Baths:** Double Sinks, Remodeled/Updated, Tile, Tub

**Mast Bed:** Closet Walk-In 2+, Ground Floor, Outside Access, Sitting Room

**Mast Bath:** Double Sinks, Multiple Shwr Heads, Remodeled/Updated, Stone, Tub Jetted

**Laundry:** 220 Volt Hook-Up, Cabinets, Space For Frzr/Refr, Inside Room, Sink

**Dining:** Breakfast Nook, Dining Bar, Formal Room, Space in Kitchen

**Kitchen:** Counter Granite, Counter Stone, Island, Kitchen/Family Combo, Pantry Closet, Remodeled/Updated

**Applnces:** Cook Top Gas, Dishwasher, Disposal, Microwave B/I, Oven Double, Oven Self/Cont Clean, Refrigerator B/I, Wine Refrigerator

**Fireplc:** 6 , Family Room, Living Room, Master Suite, Outdoor, Other-Rmks

**Energy:** Ceiling Fan(s), Dual Pane Full, Skylight, Tankless Wtr Heater, Whole House Fan

**Floor:** Carpet, Marble, Stone, Tile, Wood

**Disabilty:**

**Equipmnt:** Audio/Video Prewired, Cable TV Available, Cable TV Installed, Central Vacuum, Central Vac Plmd, DSL Possible, Dumb Waiter, MultiPhone Lines, Window Furnishings

**Site Loca:** Gated Community  
**Site Desc:** Lot Grade Varies, Shape Irregular, Trees Many, View Local, View Special  
**Feat Misc:** BBQ Built-In, Deck Covered, Outdoor Fireplace, Outdoor Kitchen, Wet Bar Interior  
**Landscp:** Fenced Back, Sprinkler Auto F&R

**Roof:** Tile  
**Cnstrct:** Frame, Wood  
**Exterior:** Brick, Stone, Wood  
**Foundatn:** Raised  
**Road:** Paved, Private  
**Improvmnt:** Curbs/Gutters, Street Lights  
**Water:** Public District

**Sewer:** In & Connected  
**Utility:** 220 Volts, All Public, Natural Gas, Underground

**Oth Strc:**  
**Restrict:**

**Horse Prp:** No  
**Horse Amn:**

<b>MBR:</b> 20x18	<b>BR2:</b> 20x18	<b>BR3:</b> 18x16	<b>BR4:</b> 16x12
<b>LR:</b> 16x11	<b>FR:</b> 19x18	<b>KIT:</b> 17x16	<b>DR:</b> 17x14
<b>OTH1:</b> 26x21	<b>OTH2:</b> 15x12	<b>OTH3:</b> 12x8	<b>OTH4:</b> 14x12

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**Property Description:** Chateau Serein\*Country French Mansion\*Jaw-Dropping Views of Countryside\*Extensively and Expensively Updated and Upgraded\*Warm Cherry Kitchen with Professional-Style Stainless Appliances\*High Ceilings Throughout\*Rich Hardwood Floors\*Slab Granite in Luxurious Master\*Every Bedroom Has Attached Bath\*Grand Gathering Room with Media Center and Entertainers Kitchen\*Fabulous Wine Storage Room\*Sparkling Pool Spa and Waterfall\*Outdoor Kitchen and Fireplace\*Kids Play Area\*Vast Storage\*Impeccable Condition!

**Directions to Property:** East Roseville Parkway\*Enter Guard Gate at Wexford\*Follow Drive Past Tennis Courts and Clubhouse to Second Prior Ridge\*Turn Left\*Near Granite Bay High\*Oakhills/Ridgeview\*Granite Bay Golf Club\*Go See!

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**Ellington Properties**

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