



Known as one of the most romantic and beautiful historic Victorians in Placerville, CA. The “James Blair Mansion” Queen Anne, built in 1901, has been lovingly restored with high-end finishes. Retaining much charm and many original features including her grand staircase, graceful moldings, and period reminiscent fixtures. Highly desirable downtown location, this home is well appointed and ready for her next chapter. A must see, with multiple outdoor areas overlooking seasonal blooms, 4-hole golf putting green, wine cellar, butler's pantry, storage galore. Calm and coziness can be found throughout, of which only a Victorian can yield. HVAC, Radiant heated flooring, separate (income-generating) ADU guest unit, two car detached garage; prospective Bed and Breakfast or wine tasting room and much more. At the base of the Sierra Foothills and Below the snow line, so you won't be shoveling snow! Apple Hill boasts 70+ Vineyards for yummy wine tasting adventures and 50+ Apple Orchards.



## Professionally Restored 1901 Queen Anne Victorian

- Move-in ready condition – Duplex or Multigenerational living
- Professional grade appliances, New HVAC
- Wood floors, 12' tall ceilings, extensive detailing throughout
- City amenities with small town charm

Contact Listing agent:

**LJ Mismas**

**323-573-4995**

[ljmismas@gmail.com](mailto:ljmismas@gmail.com)

**2985 Clay St. Placerville, CA 95667 ~ 3-5 Bedroom, 5+ Bathroom +/-3600SF +/-0.4 Acres of land**





\*GUEST UNIT (separate entrances)  
1 Bedroom, 1 Bathroom

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