

# Agent One Page Report - Residential

DocuSigned by: *Michael J Silva* DocuSigned by: *Michael L Silva*  
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Listings as of 07/15/2024 at 11:34AM

**ML#: 224077482 5110 Sly Park Road, Pollock Pines, CA 95726**

**LP:** \$2,582,000 **Beds:** 4 **Baths:** 3 (2 1) **Status:** N Active 07/20/24 **DOM/CDOM:** 0/0  
**Price/SqFt:** 971.77 **Area:** 12802 **Year Built:** 1964 **SqFt:** 2657 Owner **Lot Sz (Ac):** 107.7500



**Comm Type/Comm to Buyers Ofc:** % 12.5  
**Dual Variable Compensation:** No  
**Listing Agreement:** Exclusive Right To Sell  
**Current Financing:** Treat as Clear  
**Listing Date:** 07/15/24 **Entry Date:** 07/15/24  
**On Market Date:** 07/20/24 **Expiration Date:** 12/31/24  
**Original Price:** \$2,582,000 **Last Price Change:** //  
**Close Price:** **Multiple Offers:**  
**Terms:** Submit, Energy Lien Assume  
**Possession:** Close Of Escrow  
**Concessions:** **Amount:**  
**Comments:**  
**Special List Cond:** None

**Pri Show Contact:** (530) 219-1888 Ext: Nancy Tinsley / Agent  
**Sec Show Contact:** Ext: /  
**LB Loc:** Each of the houses, shop, and g  
**Gate Code:**  
**Current Rent:**  
**Occupant Type:** Owner  
**Showing Instructions:** Appointment Only, Call Showing Contact, Supra iBox, Gate Code-CLA  
**Listing Service:** Full Service

[Additional Pictures \(51\)](#) [Map](#)

### Listing Agent/Co Agent

**Office:** RE/MAX Gold Woodland (ID:01REMW) Phone: 530-661-7777, **Co-Office:**  
 FAX: 530-666-6370 Lic:01215931  
**Agent:** Nancy Tinsley (ID:YTINSLEY) Primary:530-219-1888 **Co-Agent:**  
 Lic:01042544  
**Agent Email:** tinsleynan@aol.com **Co-Agent Email:**

### General Information

<b>Property Subtype:</b> 2 Houses on Lot	<b>Lot Size/Source:</b> 107.750 Owner	<b>Architectural Style:</b> Contemporary, Farmhouse
<b>County:</b> El Dorado	<b>Lot Size Dim:</b>	<b>Construction Materials:</b> Frame, Wood, Wood Siding
<b>APN:</b> 042-030-013-000	<b>2nd Un Aprx SqFt:</b> 1,560	<b>Foundation:</b> Raised
<b>Zoning:</b> RA-20	<b>Year Built Source:</b> Owner	<b>Parking Features:</b> 24'+ Deep Garage, Attached, RV Garage Detached, RV
<b>Census Tract:</b> 314.06 <b>Elevation:</b> 0	<b>Subdivision:</b>	<b>Carport Spaces:</b> 0 <b>Garage Spaces:</b> 4
<b>School County:</b> El Dorado	<b>Sub Developer:</b>	<b>Open Spaces:</b> 0
<b>Elementary District:</b> Pollock Pines	<b>Builder Model:</b>	
<b>Middle/Jr District:</b> Pollock Pines	<b>Builder Name:</b>	
<b>Senior High District:</b> El Dorado Union High	<b>Subtype Desc:</b> Custom, Ranchette/Country, Deta	

### Disclosures/Restrictions/Associations

**Disclosures/Documents:** **Association:** No **Mandatory:** **Fee:** /  
**Bonds/Asmts/Taxes:** Unknown Desc: **Name:**  
**Restrictions:** **Phone:**  
**Features:**

### Interior Information

**Stories:** 1 **Location of Unit:**  
**Lower Level:**  
**Main Level:** Bedroom(s), Living Room, Dining Room, Master Bedroom, Full  
**Upper Level:**  
**Basement:** Partial  
**Master Bed:** Ground Floor, Walk-In Closet, Outside Access  
**Master Bath:** Shower Stall(s), Double Sinks, Soaking Tub, Tile, Quartz, Windo  
**Room Type:** Master Bathroom, Master Bedroom, Great Room, Kitchen, Lau  
**Bath:** Shower Stall(s), Tile, Window, Quartz  
**Living Room:** Deck Attached, Great Room, View  
**Family Room:** Great Room, View  
**Dining Room:** Dining/Living Combo, Formal Area  
**Kitchen:** Breakfast Area, Butcher Block Counters, Butlers Pantry, Pantry C  
**Appliances:** Built-In Electric Oven, Free Standing Gas Range, Free Standi  
**Laundry:** Ground Floor, Hookups Only, Inside Room  
**Flooring:** Vinyl  
**Heating:** Propane, Central, Wood Stove  
**Cooling:** Ceiling Fan(s), Central  
**Window:** Dual Pane Full, Window Screens  
**Fireplaces:** 0 Feat:  
**Security:** Carbon Mon Detector, Double Strapped Water Heater, Fire Exting  
**Remodeled/Updated:** Yes **Desc:** Bath 0-5YR, Kitchen 0-5YR, Bed 0-

### Exterior Information

**Accessibility:**  
**Exterior:**  
**Patio/Porch:** Uncovered Deck, Covered Patio, Uncovered Patio  
**Fencing:** Barbed Wire, Fenced  
**Roof:** Composition  
**Pool:** No Feat:  
**Spa:** No Feat:  
**Other Structures:** Barn(s), Pergola, Guest House, Workshop, Outbuilding  
**Lot Feat:** Manual Sprinkler Rear, Meadow East, Pond  
 Seasonal, Private, Secluded, Shape Irregular  
**Topography:** Rolling, Forest, Lot Grade Varies, Trees Many  
**Frontage Type:**  
**Property Faces:**  
**Horse Property:** No Feat:  
**Road Responsibility:** Private Maintained Road, Public Maintained Road  
**Road Surface Type:**  
**Driveway/Sidewalks:**  
**Utilities:** Cable Connected, Propane Tank Owned, Public, Electric  
**Electric:** 220 Volts, 220 Volts in Kitchen, 220 Volts in Laundry, Photovoltaic  
**Water Source:** Storage Tank, Well, Private  
**Irrigation:** Spring(s)  
**Sewer:** Septic Connected, Septic System

### Remarks/Directions (may be truncated)

**Private:** Must call me directly for showings...lots of moving parts during renovations with the Contractor. Lockboxes will be installed on house, garage, shop and guest house separately...please put keys back in boxes. Signs and lockboxes to be installed later this week, no showings until done...showings  
**Public:** Across the street from Jenkinson Lake...Beautiful piece of Land with a fully renovated home with a 4 car garage that is being attached to the main house by breezeway now...footage on garage is 1248 sq.ft. Home renovation is nearly complete... There is a detached guest home purchased in  
**Directions:** Freeway 50 East towards Lake Tahoe, Sly Park Road exit and turn right...when you get to entrance of Jenkinson Lake you are close...the  
**Cross Street:** Mormon Emigrant Trail

DocuSigned by:

Michael J Silva

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DocuSigned by:

Diana L Silva

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