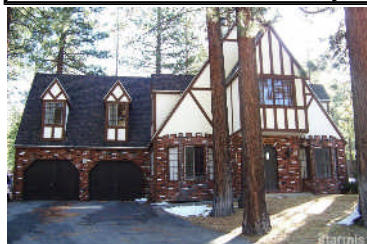


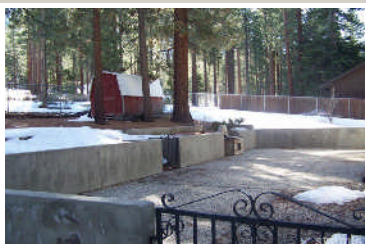
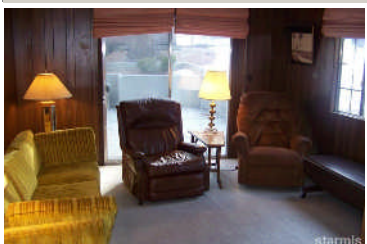
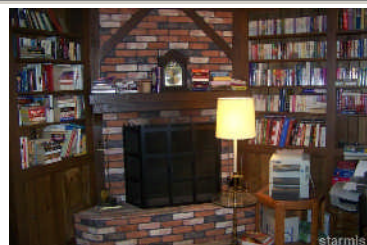
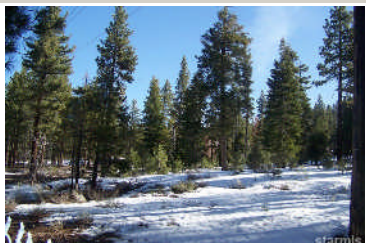
Client Detail with Addl Pics Report

Listings as of 05/06/09 at 9:43am

Active 03/14/09	Listing # 114074 County: El Dorado	3503 April Dr South Lake Tahoe, CA 96150 Cross St: Edna Street	Listing Price: \$495,000
------------------------	---	---	---------------------------------



Prop Type	Residential	Prop Subtype(s)	Single Family
Area	Bijou 1	Subdivision	Rancho Bijou 3
Style	Other/See Remarks		
Beds	5	Approx Square Feet	2146 Tax Data
Baths	2.50	Price/Sq Ft	\$230.66
Garage	2		
Year Built	1971	Lot Sq Ft (approx)	13000 ((Assessor))
APN	025-541-17-100	Lot Acres (approx)	0.298
DOM/CDOM	53/53		



Directions Pioneer Trail to April

Public Remarks Fabulous location on a large lot backing to US Forest Service Land only minutes to Heavenly Valley Ski Area, casinos, & shopping. Nice curb appeal. With 5 bedrooms & lots of parking area this home is ideal for a large family or group plus the home is sold mostly furnished. Enjoy a large patio area with a built in bar-b-que. Kitchen that has lots of cabinet space & pantry. Attractive fireplaces in both the living room and den/office. Large attic area that has potential for additional living space.

REO	No	Zoning	Single Family
Zoning Source	Plan Area Statement	Number of Stories	2 Story
Year Built Source	Assessor	Lot Dimensions	irregular
Garage Type	Attached	CC&R's	No
TRPA Land Cap	No	BMP Status	Unknown
Study		Annual Taxes	\$2244.64
Deed Restrictions	No	HOA	No
Possession #	2	Fireplace Descrip.	Open Fireplace
Fireplaces/Stoves			
INTERIOR		Additional Rooms	Office/Den, Living Room, Mud Room, Family Room
Additional Features	Garage Door Opener, Furnished Per Invtry, Built In Bookcase	Floor Covering	Carpet, Sheet Vinyl
Counters	Tile	Laundry Location	Garage
Kitchen	Garbage Disposal, Refrigerator Blt-in, Pantry, Dishwasher Built-in, Electric Range, Single Oven	Master Bdrm Features	Master Bath, Shower/Tub Combo
Master Bedroom	Yes		
EXTERIOR		Exterior Foundation	Storage Shed
Construction	Wood Frame, Wood Siding, Other/See Remarks	Landscaped	Concrete/Crawl Space
Fenced	Back, Chain Link	Patio/Deck	Front, Lawn, Natural, Trees
Heating/Cooling	Natural Gas, Hot Water System, Baseboard	Sprinklers	Patio
Location	Adjacent to Forest	Views	Front
Roof	Pitched, Composition	Windows	Forest
Utilities	Electricity, Natural Gas, City Water, City Sewer, Cable TV, Telephone		
Water Heater	Natural Gas		

Presented By:



Brent Johnson

Primary: 530-416-2625
Secondary: 530-544-2121
Other:

E-mail: johnsonhly@sbcglobal.net

Web Page:

Chase International South Tahoe Realty

989 Tahoe Keys Blvd.
South Lake Tahoe, CA 96150
530-544-2121
Fax : 530-544-5615

May 2009

Info deemed reliable but not guaranteed. DOM may not reflect total days property has been on market
Copyright ©2009 Rapattoni Corporation. All rights reserved.

