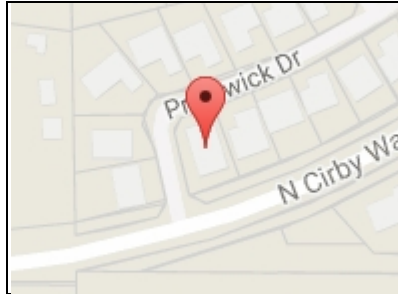


Client Full Report with Addl Photos - Residential

Listings as of 12/14/2017 at 10:17AM

Page: 1

ST: Active 12/14/17 **2608 Prestwick Dr, Roseville, CA 95661-5166** **Listing Price:** \$569,950
MLS#: 17076349 01ELLG **Cross Street:** Alder Point **Map:** **VRP:** N



Pending Date: **DOM:** 0
CDOM: 183

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

REO No Short Sale: **HUD:** No **Auction:** No

Subtype: 1 House on Lot
Subtype Desc: Detached, Custom

Style: Contemporary, Mediterranean
CC&RS: Yes **Bonds/Asmts/Taxes:** Unknown
B/A/T Desc:

HOA: Yes \$150 Monthly
HOA Dues Include: Assn Mgmt, Common Areas, Other-Rmks

Priv Assn Amen:

Disc/Reports: Association Docs, NHD Available

Terms: Cash, Conventional, FHA, Submit, VA

[Additional Pictures \(36\)](#) [Virtual Tour](#) [Map](#) [Mortgage Calculator](#)

Beds (Possible): 4 **Downstairs Bdrm:** Yes **Area:** 12661
Baths (FH): 3 (3 0) **Downstairs Full Bath:** Yes **County:** Placer
SqFt Pri Res (Apprx): 2814 Assessor/Auto-Fill **APN:** 468-220-049-000
SqFt 2nd Res (Apprx): **Zoning:** SFR
Price/SqFt: \$202.54 **Map Sec:**
Year Built: 1990 **Census Tract:** 207.10
Remodeled/Updtd: Yes (Other-Rmks 0-5YR, Other-Rmks 6-10YR) **Apprx Elevation:**
Subdivision: Alder Point
Acres: 0.1983 **Builder:** Grenz/Rose
Lot SqFt (Apprx): 8638 **Model:**
Lot Dim: 81x117x50x13x14x99 **Const Est Start:**
Pool (Location): None **Const Est End:**
Pool Type: **Stories:** 2
Faces:

Garage Spaces: 3 **# Carport Spaces:**
Garage: 3 Car Attached, Garage Door
 Opener, Workshop in Garage
RecParking: Other-Rmks **School County:** Placer
EL: Eureka Union
JR: Eureka Union
SR: Roseville Joint

Heat: Central, MultiUnits, Natural Gas

Site Loca: Gated Community, Public Trans Nearby

Air: Central, MultiUnits

Site Desc: Level, Shape Irregular, Trees Few

Rooms: Downstairs Bedroom, Master Suite, Separate Family Room

Feat Misc: Patio Uncovered

Baths: Shower Stall(s), Tile, Tub w/Shower Over, Window

Landscp: Back, Fenced Back, Front, Sprinkler Auto F&R

Mast Bed: Closet Walk-In

Roof: Tile

Mast Bath: Double Sinks, Shower Stall(s), Tile, Tub Sunken, Window

Cnstrct: Frame, Wood

Laundry: 220 Volt Hook-Up, Cabinets, Gas Hook-Up, Inside Room, Sink

Exterior: Brick, Stucco

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

Foundatn: Concrete Slab

Kitchen: Counter Tile, Kitchen/Family Combo, Pantry Cabinet, Pantry Closet

Road: Paved, Private

Improvmnt: Curb(s), Curbs/Gutters, Street Lights

Applnces: Cook Top Elec, Dishwasher, Disposal, Ice Maker
 Plumbed, Microwave B/I, Oven Elec B/I, Oven Self/Cont Clean

Water: Public District

Sewer: In & Connected

Utility: 220 Volts, All Public, Natural Gas, Underground

Fireplc: 1, Family Room, Gas Piped

Oth Strc: Outbuilding, Tool Shed

Restrict: Parking

Energy: Ceiling Fan(s), Dual Pane Full, Whole House Fan

Horse Prp: No

Horse Amn:

Floor: Carpet, Laminate, Tile

Disability: Other-Rmks

Equipmnt: Antenna Dish, Cable TV Available, Cable TV Installed, H/S
 Internet Avail, MultiPhone Lines, Window Furnishings

MBR: 19x15 **BR2:** 14x13 **BR3:** 13x11 **BR4:** 12x11

LR: 16x12 **FR:** 21x17 **KIT:** 22x11 **DR:** 13x12

LNRM: 10x8 **ATRM:**


Property Description: Alder Point*Gated Community*Light Bright Open Plan*Soaring Ceilings*Meticulous Condition*Lovingly Cared For By Original Owner*Oversized Rooms*Lot of Updates*Newer Tile Roof*Newer Dual Component HVAC System*Fresh Paint In/Out*New Carpet*Neutral Tiles*Textured Concrete Patio*Beautifully Landscaped Private Backyard*Anderson Wood Doors*Finished Garage*Granite Bay High*Eureka Schools*Refinished Vanity Cabinets*Spacious Master*Huge Bath*Walk-In*Updated Hardware*Plumbing Fixtures*Mirrors*Move-In Ready!

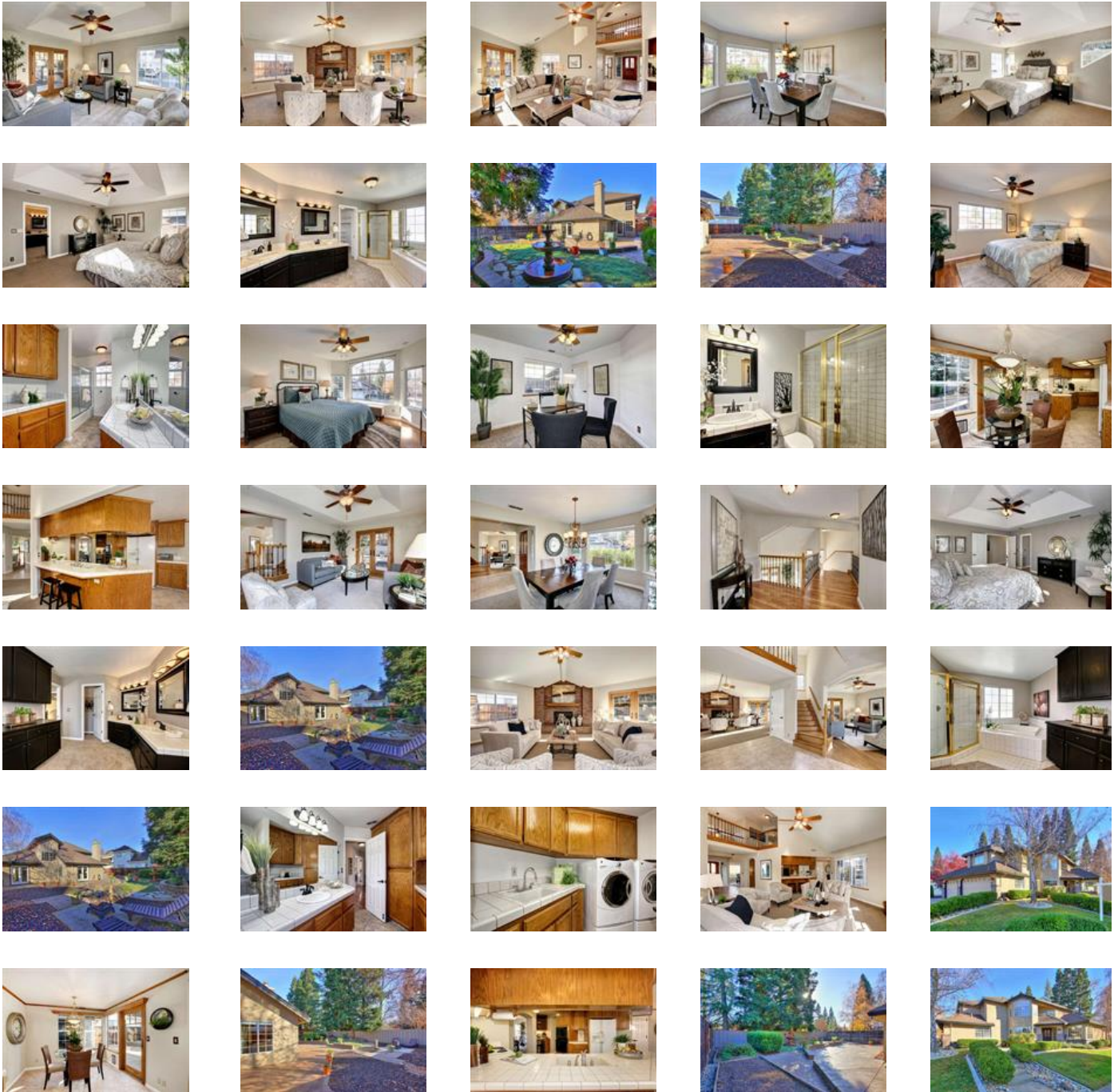
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Client Full Report with Addl Photos - Residential

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MLS#: 17076349 01ELLG **Cross Street:** Alder Point **Map** **VRP:** N
Directions to Property: Douglas Boulevard*South on East Roseville Parkway*Enter at Alder Point*Right on Prestwick*Very Near Granite Bay High*Eureka Schools*Gated Community*Johnson Ranch*Close to Sutter and Kaiser Hospitals



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