

# Residential Client Full Report

Listings as of 07/15/2012 at 10:04AM

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<b>ST</b> Active 07/14/12	<b>9169 Chestnut Crossing Ln Orangevale, CA 95662-3521</b>	<b>Listing Price:</b> \$879,000
<b>MLS#: 12043997</b> 01ELLG	<b>Cross Street:</b> Chestnut Avenue	<b>Map:</b> THOM 260 G-3 <b>VRP:</b> N



**Pending Date:** **DOM:** 1  
**CDOM:** 1

**Escrow:**  
**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:** Custom

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

**HOA:** No  
**HOA Dues Include:**

**Priv Assn Amen:**

**Disc/Reports:**

**Terms:** Cash, Conventional, Submit

[Additional Pictures \(25\)](#)

[Map](#)

**Beds (Possible):** 5  
**Baths (FH):** 4 (4 0)  
**SqFt Pri Res (Apprx):** 4428 Assessor/Auto-Fill  
**SqFt 2nd Res (Apprx):**  
**Price/SqFt:** \$198.51  
**Year Built:** 2005  
**Remodeled/Updtd:** No

**Area:** 10662  
**County:** Sacramento  
**APN:** 213-1020-005-0000  
**Zoning:** AR1  
**Map Sec:**  
**Census Tract:** 82.08  
**Apprx Elevation:**  
**Subdivision:** Chestnut Crossing

**Acres:** 1.170  
**Lot SqFt (Apprx):** 50965  
**Lot Dim:** 263x345x145x98x98  
**Pool (Location):** Yes (On Lot)  
**Pool Type:** Built-In, Gunite Construction, Heated, Pool/Spa Combo

**Builder:** Porter  
**Model:**  
**Const Est Start:**  
**Const Est End:**  
**Stories:** 1 Story  
**Faces:**

**# Garage Spaces:** 3 **# Carport Spaces:**  
**Garage:** 3 Car Attached,24'+ Deep Garage,Facing Side,Garage Door Opener,Workshop in Garage  
**RecParking:** RV Access,RV Storage

**School County:** Sacramento  
**EL:** San Juan Unified  
**JR:** San Juan Unified  
**SR:** San Juan Unified

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

**Site Loca:** Cul-De-Sac,Public Trans Nearby

**Air:** Central,MultiUnits  
**Rooms:** Den/Study,Master Suite,Media Room,Separate Family Room

**Site Desc:** Lot Grade Varies,Shape Irregular,Trees Many,View Local

**Baths:** Double Sinks,Stone,Tub w/Shower Over,Window

**Feat Misc:** BBQ Built-In, Outdoor Kitchen, Patio Covered, Patio Uncovered, Wet Bar Exterior

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

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

**Mast Bath:** Double Sinks,Multiple Shwr Heads,Stone,Tub Jetted,Window

**Roof:** Tile  
**Cnstrct:** Frame,Wood  
**Exterior:** Stucco  
**Foundatn:** Raised  
**Road:** Paved  
**Improvmnt:** Curb(s),Curbs/Gutters,Street Lights  
**Water:** Public District

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

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

**Kitchen:** Counter Granite,Island,Island w/Sink,Pantry Closet

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

**Fireplc:** 1, Family Room,Gas Piped

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

**Energy:** Ceiling Fan(s),Dual Pane Full

**Floor:** Carpet, Stone

**Horse Prp:**  
**Horse Amn:**

**Disability:** Other-Rmks

**Equipmnt:** Antenna Dish,Audio/Video Prewired,Cable TV Available,Cable TV Installed,Central Vacuum,Central Vac Plmd,H/S Internet Avail,MultiPhone Lines,Networked,Window Furnishings

<b>MBR:</b> 19x17	<b>BR2:</b> 14x14	<b>BR3:</b> 14x14	<b>BR4:</b> 14x12
<b>LR:</b> 19x16	<b>FR:</b> 20x18	<b>KIT:</b> 19x18	<b>DR:</b> 16x12
<b>GMRM:</b> 22x16	<b>DENS:</b> 15x13		

# Residential Client Full Report with Addl Photos

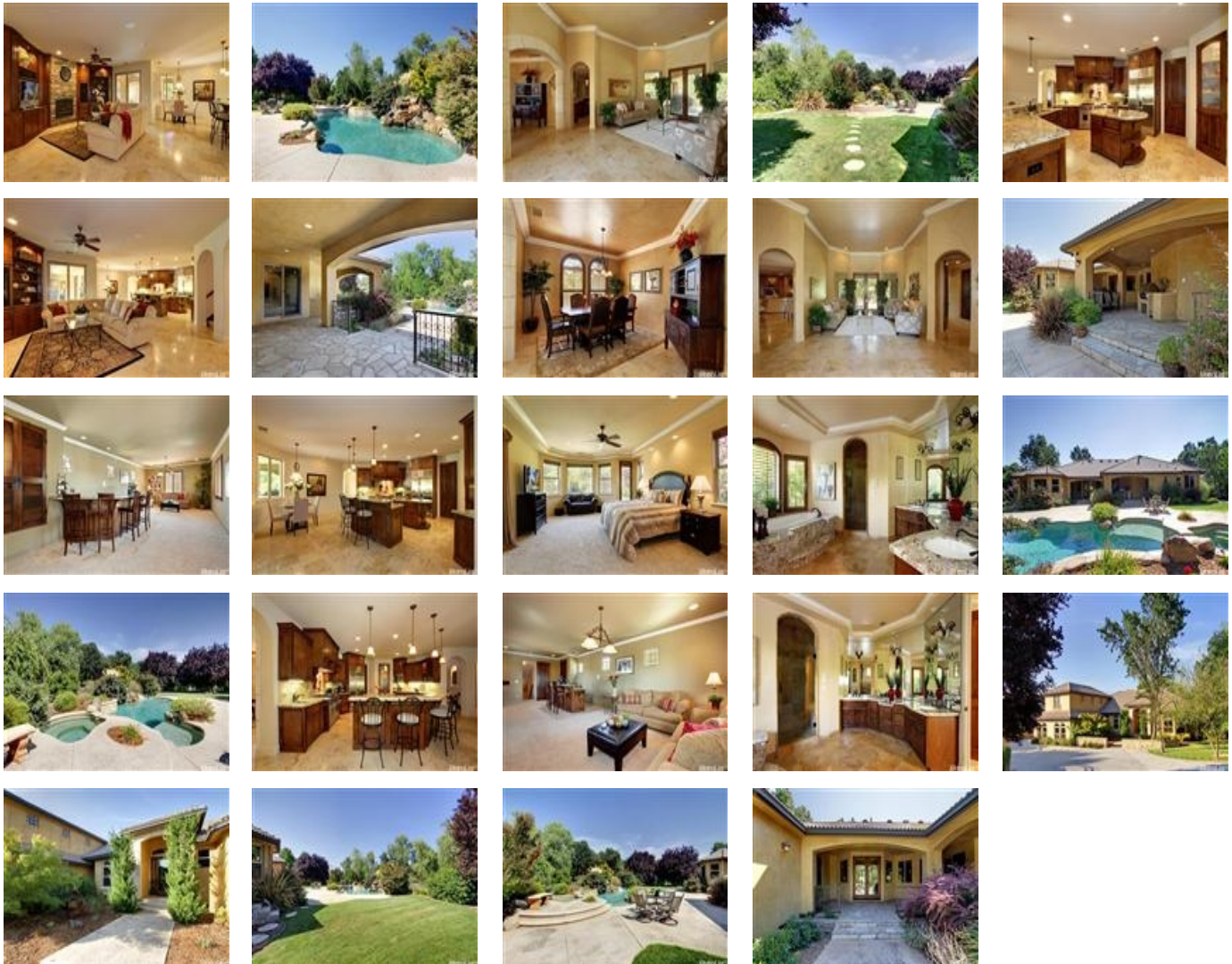
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**Property Description:** Exquisite Contemporary Italian Villa\*Wrapped in a Treesy Blanket of Privacy\*Single-Level Custom Exudes Quality\*Lavish Use of Cast Stone\*Slab Granite\*Iron\*Travertine Floors\*Rich Alder Cabinetry\*Flowing Open and Bright Plan\*Five Bedrooms\*Grand Formal Rooms\*Spectacular Open Gourmet Kitchen and Family Room\*Stone Fireplace\*Wolf Range\*Six Burners\*Griddle\*Two Ovens\*No Expense Spared Here\*Outdoor Kitchen BBQ\*Sparkling Pool Spa and Waterfall\*Covered Loggia\*Huge 1.17 Acre\*Extensive Parking\*Game/Media Room

**Directions to Property:** Hazel\*East on Elm\*South on Chestnut\*West on Chestnut Crossing\*A Quiet Private Lane of all Newer Large Custom Homes on Acre Lots\*Unbelievable Setting\*Close to Schools and Shops\*Private Area and Setting



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