

972 QUEEN ANNE CT

EL DORADO HILLS, CA 95762 | MLS #: 18072755

\$599,900 | 4 BEDS | 3 BATHROOMS | 2391 SQUARE FEET



View Online: <http://www.pfretour.com/83050>

Pride of ownership beams throughout this lovely home. Enjoy instant equity priced below appraisal. Plus over \$30K on upgrades like new HVAC, furnace, roof repairs/cert, interior & exterior paint, clear Pest. Hard to find 1/2 acre lot in cul-de-sac. Lives like a one-story once upstairs w/extended outdoor living areas. Top-rated, award winning schools, proximity to Folsom Lake & outdoor recreation, shopping, & freeway access w/privacy of quiet neighborhood & great neighbors. Nearly 1/2 acre of terraced, natural beauty to enjoy on this property. Decking and stone patio for numerous entertaining and outdoor living spaces. Stunning sunsets to be enjoyed from up top or on the front patio in the fantastic Crown Village neighborhood. In addition, this home is rated as a "Green Home" with the energy improvements that have been done...see attached docs for more!



AGENT INFORMATION

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ABOUT DEBORAH ERL

Deborah Erl is a native Californian who has lived in Sacramento and Placer Counties for the last 30 years. She is well-versed on the housing market and is a client-centered Realtor. Deborah brings over 10 years of private business ownership experience into her real estate practice. She knows the importance of customer service. Deborah considers her client family as ongoing customers, happy...

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