

# Client Detail with Addl Pics Report

Listings as of 05/15/09 at 10:55am

**Active 05/14/09**      **Listing # 114381**      **3025 Christmas Valley Rd #11 South Lake Tahoe, CA 96150-4148 Listing Price: \$244,900**  
**County: El Dorado**      **Cross St: Santa Claus**



<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Condo/Townhouse
<b>Area</b>	Christmas Valley 2	<b>Subdivision</b>	Christmas Valley 2
<b>Style</b>	Split Level		
<b>Beds</b>	2	<b>Approx Square Feet</b>	960 Tax Data
<b>Baths</b>	1	<b>Price/Sq Ft</b>	\$255.10
<b>Year Built</b>	1976	<b>Lot Sq Ft (approx)</b>	478 ((Tax Data))
<b>APN</b>	036-641-11-100	<b>Lot Acres (approx)</b>	0.011
<b>DOM/CDOM</b>	1/1		



**Directions** From Highway 50 take Highway 89 towards Kirkwood. At edge of town, after passing the 2nd Santa Claus Dr, complex is on left side.  
**Public Remarks** Enjoy the many views off of one of your multiple decks at this condo located out at the end of Christmas Valley in a nice setting. A small complex with only a handful of units--and features an attached garage. With some TLC will be a great home & with easy access to Kirkwood, Sierra at Tahoe & nearby hiking trails! Purchase this property for as little as 3% down! This property is approved for HomePath Mortgage and HomePath Renovation Mortgage Financing. Ask for more info

<b>REO</b>	Yes	<b>Number of Stories</b>	2 Story
<b>Year Built Source</b>	Assessor	<b>Garage Type</b>	Attached
<b>Carport</b>	No	<b>CC&amp;R's</b>	Yes
<b>TRPA Land Cap Study</b>	No	<b>BMP Status</b>	None
<b>Annual Taxes</b>	\$2039.42	<b>Possession</b>	C.O.E
<b>HOA</b>	Yes	<b>HOA Fee</b>	\$230.00
<b>HOA Fee Frequency</b>	Monthly	<b>HOA Amenities</b>	Additional Parking
<b>HOA Includes</b>	Snow Removal, Refuse, Exterior Insurance, Other/See Remarks	<b># Fireplaces/Stoves</b>	1
<b>Fireplace Descrip.</b>	Other/See Remarks		
<b>INTERIOR</b>			
<b>Floor Covering</b>	Carpet, Vinyl		
<b>EXTERIOR</b>			
<b>Patio/Deck</b>	Deck	<b>Roof</b>	Pitched
<b>Utilities</b>	Electricity, Natural Gas	<b>Views</b>	Mountains

<b>Presented By:</b>	<b>Brent Johnson</b> Primary: 530-416-2625 Secondary: 530-544-2121 Other: E-mail: johnsonhly@sbcglobal.net Web Page:	<b>Chase International South Tahoe Realty</b> 989 Tahoe Keys Blvd. South Lake Tahoe, CA 96150 530-544-2121 Fax : 530-544-5615
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Info deemed reliable but not guaranteed. DOM may not reflect total days property has been on market  
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