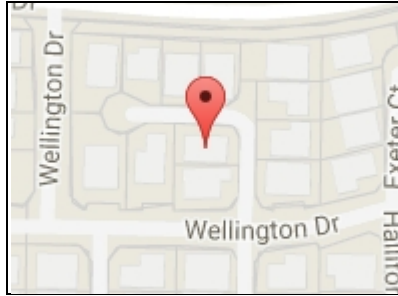


# Client Full Report with Addl Photos - Residential

Listings as of 10/06/2017 at 10:09AM

Page: 1

**ST:** Active 10/06/17 **503 Bedford Ct, Roseville, CA 95661-5111** **Listing Price:** \$559,950  
**MLS#:** 17064814 01ELLG **Cross Street:** Parkford **Map:** **VRP:** N



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

**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, Planned Unit Develop, Semi-Custom

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

**HOA:** Yes \$200 Monthly  
**HOA Dues Include:** Assn Mgmt, Common Areas, Maint Grounds, Road, Other-Rmks

**Priv Assn Amen:**

**Disc/Reports:** Association Docs, NHD Available, Pest Ctrl Rpt Avail

**Terms:** Cash, Conventional, FHA, Submit, VA

[Additional Pictures \(36\)](#) [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):** 2583 Assessor/Auto-Fill **APN:** 457-010-050-000  
**SqFt 2nd Res (Apprx):** **Zoning:** RD10  
**Price/SqFt:** \$216.78 **Map Sec:**  
**Year Built:** 1990 **Census Tract:** 207.10  
**Remodeled/Updtd:** Yes (Bath 0-5YR, Bath 6-10YR, Kitchen 0-5YR, Other-Rmks 0-5YR) **Apprx Elevation:**  
**Subdivision:** Wellington

**Acres:** 0.1453 **Builder:** Coker-Ewing  
**Lot SqFt (Apprx):** 6329 **Model:**  
**Lot Dim:** 65x100 **Const Est Start:**  
**Pool (Location):** None **Const Est End:**  
**Pool Type:** **Stories:** 2  
**Faces:**

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

**Heat:** Central, Natural Gas

**Air:** Central  
**Rooms:**

**Baths:** Stone, Tile, Tub w/Shower Over, Window

**Mast Bed:** Balcony, Closet Walk-In, Closet Walk-In 2+, Sitting Area

**Mast Bath:** Double Sinks, Shower Stall(s), Stone, Tub, Window

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

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

**Kitchen:** Counter Granite, Counter Stone, Island, Kitchen/Family Combo, Pantry Cabinet

**Applnces:** Cook Top Gas, Dishwasher, Disposal, Ice Maker Plumbed, Microwave B/I, Oven Double, Oven Elec B/I, Oven Self/Cont Clean Wine Refrigerator  
**Fireplc:** 1, Gas Piped, Living Room

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

**Floor:** Carpet, Stone, Wood

**Disability:** Other-Rmks

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

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

**Site Desc:** Level, Shape Regular, Trees Few

**Feat Misc:** Balcony, Patio Covered, Patio Uncovered

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

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

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

**Oth Strc:** Pergola  
**Restrict:** Exterior Alterations, Parking

**Horse Prp:** No  
**Horse Amn:**

**MBR:** 18x13 **BR2:** 11x11 **BR3:** 11x11 **BR4:** 10x10  
**LR:** 16x16 **FR:** 16x12 **KIT:** 15x12 **DR:** 12x11  
**LOFT:** 14x11

**Property Description:** Wellington\*Simplest Sophistication\*Open Living Area Concept\*Soaring Two-Story Ceilings\*Extensively Updated\*Rich Hardwood Flooring\*Stunning Kitchen\*White Cabinetry\*Slab Granite\*Wolf Gas Cooktop\*Stainless Appliances\*Center Island\*Lovely Private Backyard\*Trellis Covered Patio\*Luxurious Master\*Double Closets\*Spacious Master Bath\*Balcony\*Loft/Office Area\*Main Floor Bedroom/Bath\*Newer HVAC\*Tile Roof\*3-Car Garage\*Plush Carpet\*Updated Baths\*So Light and Bright Inside\*Gated Area\*Really a Total Package!

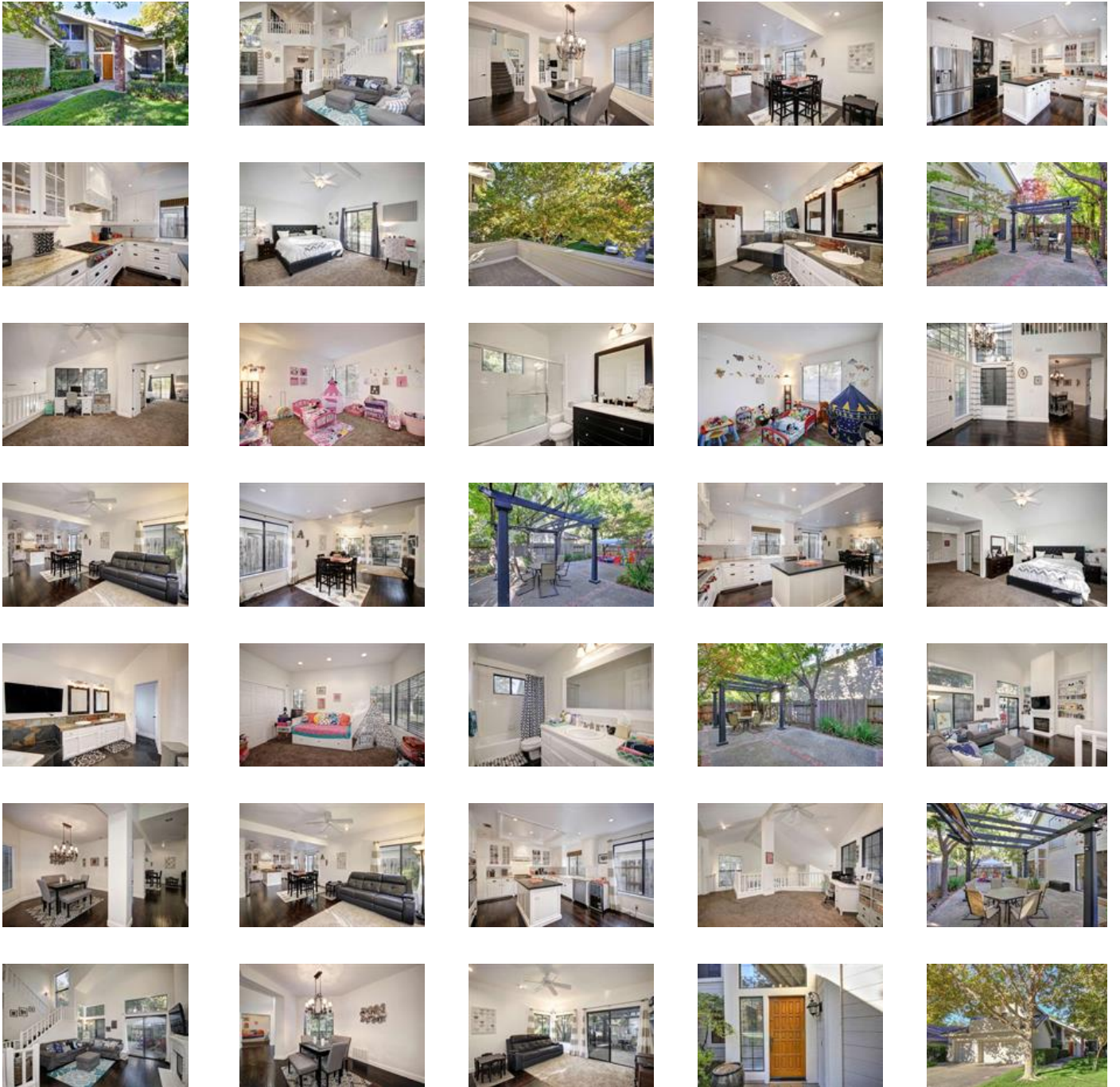
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# Client Full Report with Addl Photos - Residential

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**MLS#:** 17064814 01ELLG **Cross Street:** Parkford **Map** **VRP:** N  
**Directions to Property:** Douglas\*South on East Roseville Parkway\*Right on Parkhill\*Through Gate at Wellington\*Left on \*Left on Bedford Court\*Quiet Gated Area Yet Close to Everything\*Eureka Schools\*Granite Bay High\*Maidu Park



<p><b>Presented By: Fran Dixon</b>                  License # 00768606                  Primary: 916-791-6398                  Secondary: 916-791-6398                  Fax:                  Email: <a href="mailto:fdixon@ellprop.com">fdixon@ellprop.com</a>  <a href="http://www.ellprop.com">http://www.ellprop.com</a></p>	<p><b>Ellington Properties</b>                  License # 00768606                  5132 Ellington Court                  Granite Bay CA 95746                  Phone: 916-791-6398                  Fax:  <a href="http://www.ellprop.com">http://www.ellprop.com</a></p>
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