

Features and Benefits - 2203 Summer Dr, El Dorado Hills

Stunning, well-maintained family home in desirable Woodridge! Enjoy the vast .83 acre lot featuring local views, Heritage Oaks, a year-round natural spring, rock outcroppings, and multiple entertainment areas. Enjoy the serenity of being set back from the road with a substantial driveway. Inside you will enjoy an open floor plan with high ceilings and updated fixtures. The large master suite has room for a private sitting area or home gym. Lounge in bed or soak in a hot tub next to your double sided fireplace. The lower level sports a bonus room with patio, perfect for entertaining the kids. It also has a double sized 5th bedroom that would easily serve as a multi-desk workspace, perfect for a home office. No Mello Roos or HOA and an easy low traffic connection to HWY 50.

Unique Features from other Woodridge Homes:

- 0.83-acre lot with year-round stream and natural spring
- Indian grinding stones as part of our landscape
- Floor plan different from all the others in Woodridge (Hired Contractor to remove wall which separates the kitchen and living room in order to open the room up - 2016).

Additional Features

- Flooring: Cappuccino distressed wood flooring (2007 - \$10,000 expense)
- Brand New carpet throughout (2019 installed by Central Valley Floor Design)
- HVAC system: 5-ton, 16 seer unit (July 2017 - \$10,500.00 expense)
- New irrigation pipes and lines replaced including the valves (April 2018)
- Professional landscape completed including new bark throughout (April 2018),
- New Stylish Gate and new side back Fencing with metal poles (April 2018 - \$4,000)
- All Fencing Replaced; every pole was replaced with metal for durability (2015 - \$15,000)
- All new landscape path lighting (2018)
- Two New transformers for lights (2018)
- All new exterior lights replaced (Garage and entry - 2018)
- Painted Interior (March 2019) Painted Exterior of House (Fall 2017 - \$5,000)
- Replaced Outside Shutters (Fall 2017)
- Replaced glass in windows including sliding door glass (2018).
- Replaced Dry rot in back deck (December 2018)
- Put in a new retaining wall in our back yard (April 2018)
- Kitchen and master bedroom faucets replaced (2018)
- Granite Counters in kitchen
- Maple Cabinets throughout house
- Broan Range Hood (2015)
- GE electric range control replaced
- Installed dimmers in several places throughout the house
- New Levolor top-down/bottom-up cellular shade in office (February 2018)
- Designer cellular shades in living room and formal dining room (Top-down/ bottom-up in dining room).
- Blackout cellular shades in 2 bedrooms and family room.
- Recessed Ceiling LED Lights in Kitchen and Halls

