

Burrow Services



# Comparative Market Analysis

## Prepared For

BURROW Real Estate Services  
Suite 941, 26 Broadway  
New York, NY 10004

## Prepared By

Tracy Agent, Sales Associate  
336-996-9999  
[lisa.elmer@burrowsolutions.com](mailto:lisa.elmer@burrowsolutions.com)  
[tracyagent-ipb.burrownow.com](http://tracyagent-ipb.burrownow.com)

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**BURROW Real Estate Services**

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A Comparative Market Analysis (CMA) is an essential tool in determining the current market value of a property by evaluating similar properties within the same geographic area. This analysis involves examining recently sold properties, current listings, and properties that were previously on the market but didn't sell. By comparing key factors such as location, square footage, condition, and amenities, a CMA provides an accurate assessment of a property's value relative to the local real estate market. This report aims to help buyers, sellers, and investors make informed decisions regarding pricing, negotiation strategies, and investment potential.

# Why You Need A Home Burrow Real Estate Professional

Finding a buyer for your is exciting, but only the beginning of a successful sale. Here's a sample of things I'll guide you through along the way once we receive an offer.

## RECEIVE OFFER AND NEGOTIATE TERMS

- › Confirm buyer qualifications
- › Advise on strategies to yield maximum results
- › Negotiate the highest price possible
- › Negotiate the best terms for you
- › Prepare and convey any counteroffers

## ACCEPTED OFFER

- › Defend sale price through the appraisal
- › Guide you through the inspection process
- › Facilitate negotiations after inspection and appraisal if needed
- › Monitor time limits/deadlines
- › Track loan process

## CLOSING PREPARATION AND DUTIES

- › Verify repairs are completed if applicable
- › Ensure title policy is prepared and accurate
- › Assist with coordination of pre-closing and closing logistics
- › Review closing documents
- › Assist you with all closing paperwork and procedures



# THE BURROW DIFFERENCE

## BENEFITS OF A BURROW REAL ESTATE SPECIALIST

Your home is one of your biggest investments. Selecting the right agent and company to represent you in the sale of your home can make a big difference in how much you net.

Take a look below and see why selling with a full-service firm such as Burrow will provide you with the best service and the best results.

### ► MARKET EXPOSURE

Over

150,000 +

agents reached when listing on MLS while displaying your property on other websites and more than 550 national websites.

Over

2,000,000 +

buyers and sellers visit our site monthly, providing your property with more exposure than any other real estate website in the state.

### ► SERVICES

- › Pricing Analysis
- › Staging Advice
- › Recognized Property Signage
- › Full-Color Brochures
- › Open Houses
- › Marketing, Personalized Plan & Weekly Updates
- › Negotiate with buyers agent

- › Follow-Up with Buyers to Get Pre-Approved and Loans
- › Ensure Title Policy is prepared
- › Full-Service, Mortgage, Title, Closing, Property Management, Leasing and Insurance
- › Review Closing Statements and Documents
- › Schedule and Attend Closing

# Why Partner With Burrow When Selling A House?

## 1.

### We guide you from start to finish.

We'll help you through the process from:

- › Arriving at a selling price
- › Making initial repairs
- › Staging advice
- › Find a qualified buyer
- › Receiving your proceeds on closing day
- › Everything in between

## 2.

### We make it easy.

We guide you along the way and answer any questions you have about the process. We will be right there for showings, offer presentation, negotiations, inspections and more.

## 3.

### We guide you from start to finish.

Our local market expertise helps you determine the best price to attract the most buyers and result in the best offer for you.

# 4.

## We work with you to prepare your home for sale.

From simple steps like cleaning, depersonalizing and decluttering, to painting and staging, we'll help you prepare your home to attract the best offers.

# 5.

## We market your home to more people.

From robust internet marketing, to the world's largest relocation network with access to the most agents and their buyers, we market your home locally and globally to more potential buyers than anyone.

# 6.

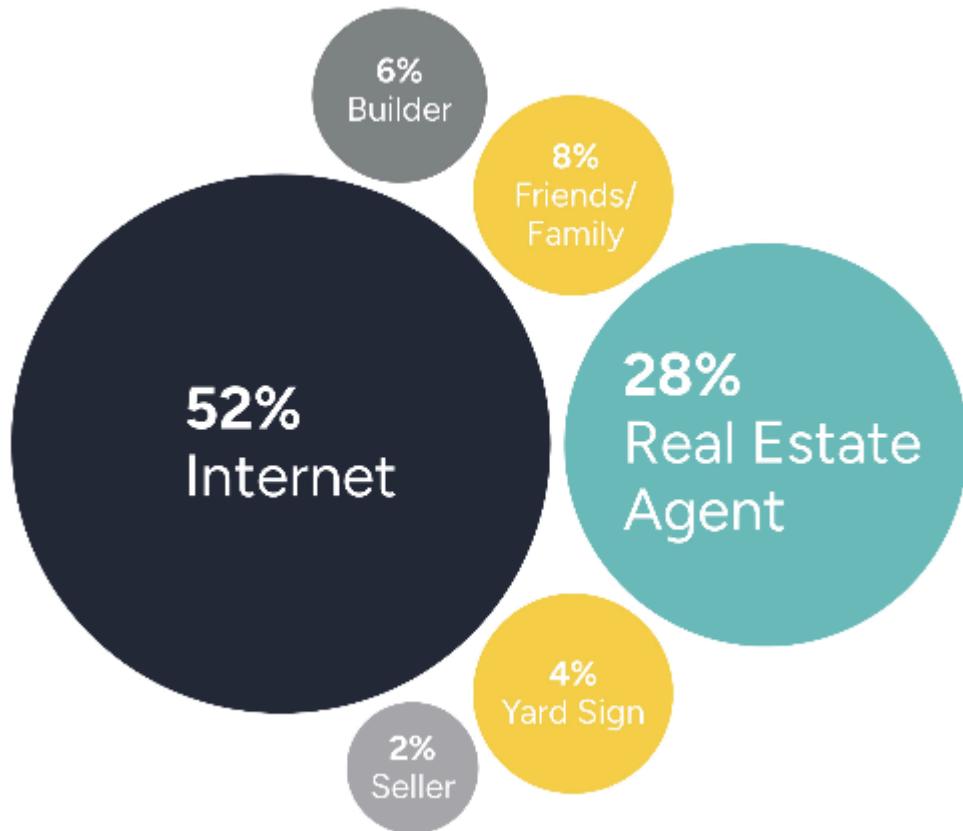
## We handle all the details.

From understanding the complex offer to negotiations to scheduling inspections and appraisals to reviewing and satisfying contingencies and final walkthrough, we'll take care of everything.

# How Buyers Find Their Home

The National Association of REALTORS® Profile of Home Buyers and Sellers survey found 80% of buyers find the home they purchase through the internet or their real estate agent.

**Our innovative digital marketing plan and experienced sales associates will lead more buyers to your property.**



# International Luxury Marketing

Our multi-dimensional marketing strategy, provides a more targeted approach to attract highly qualified buyers through local, regional and worldwide exposure. Our luxury marketing will get your home the best return with the least amount of disruption to your life.

- Luxury Portfolio Sign
- Luxury Description on Website
- Targeted Social Media
- Professional Marketing Material
- Ad Opportunities in Local and International Publications and Websites





# Prepare Your Home For A Fast Sale

This checklist will help you make sure your house looks its best to prospective buyers.

## Repairing

Minor flaws in your home suggest negligence to a buyer. Your repair list should include:

- Fix leaky faucets and toilets.
- Make sure closet and cabinet doors close easily.
- Make sure the garage door is in working order.
- Inspect the furnace, humidifier and water heater.
- Touch up paint, repair plaster and putty nail holes.
- Polish or refinish badly scratched wood trim and floors.

## Cleaning

- Store or give away excess furniture.
- Discard unwanted items from closets and kitchen.
- Sweep the basement and garage floors.
- Wash windows and screens.
- Clean and arrange closets and cabinets.
- Make your kitchen appliances shine.
- Wash walls and woodwork.
- Scrub soap film from tile and grout.
- Clear off counters to make the kitchen look spacious and neat.

## Staging

- Give rooms needing paint a fresh neutral coat.
- Re-stain or paint chipped woodwork.
- Replace torn or soiled wallpaper, or carpeting.
- Allow maximum light into rooms.
- Consider new light fixtures and mirrors.
- Add flowers.
- Perk up a bathroom with a new shower curtain.
- Minimize personal items and oversized furniture.

## Outside Appeal

An attractive exterior is the key to bringing the most prospective buyers to your doorstep. Here are ways to improve the "curb appeal" of your home.

- Keep the lawn trimmed and fertilized.
- Keep snow and ice off drives and walkways.
- Shape up the shrubs.
- New decorative stones or wood chips.
- Weed flower beds and add charm by potting flowers near the front door.
- Add warmth with a seasonal door decoration.
- Clean and straighten sagging rain gutters.
- Paint the front door and around the trim if needed.



# COMPETITIVE OFFER STRATEGIES

## MAKE YOUR OFFER STANDOUT ABOVE THE REST!

**GOAL:** Your goal when writing an offer is to demonstrate that you are a reasonable buyer who is capable and motivated to close on time.

### MONEY TALKS

- Cash is King!**
- Earnest Money (typically 1–3%).**  
Consider a higher amount and/or make the earnest money non-refundable if you decide not to go through with the transaction (regardless of the reason).
- Use an Escalation Clause (Addendum AC).**  
This allows you to offer more than the next highest offer in specified dollar increments up to a specified cap. Make the increments more than \$1,000, since it is the most common increment used. Less than \$1,000 is not competitive enough.

### FINANCING

- Have a pre-approval ready.
- Use Wisconsin Mortgage Corporation.
- If financed, a larger down-payment looks better.
- Ask your lender to call the listing agent to verify your financial strength.

### CLOSING/OCCUPANCY

- Find out the Seller's preferred date for closing.
- Offer post closing occupancy for Seller (Addendum O) at no charge and let them pick the time frame.
- Let the Seller pick a closing date.

### GENERAL STRATEGIES

- Offer a higher amount if the Seller accepts your offer within a short time frame.
- The fewer contingencies you have, the more competitive the offer.

### INSPECTIONS/TESTING

- Give the seller the right to cure.
- Agree not to ask for any repairs up to a certain dollar amount (Addendum AC).  
Example: "Buyer will not serve Notice of Defects unless total estimate for any repairs necessary, as a result of the inspection, exceeds \$ \_\_\_\_\_"
- Shorten inspection time.
- Eliminate the testing contingency.
- Waive the inspection contingency.  
Note: While this will make the offer more competitive, your agent does not advise it. The following language will need to be in the contract: "Buyer elects to waive home inspection contingency against agent's advice."

### MUST HAVE CASH ON HAND

- Offer to pay a specific amount towards the Seller's closing costs.
- Offer to purchase an HSA Home Warranty with Seller Coverage.  
The Seller can use it for their inspection. The warranty will be transferred to you at closing.
- Offer to make up the difference if the appraisal comes in low (Addendum AC).
- Remove the tax proration from the offer.
- Offer to pay the state transfer fee, the title work and the gap insurance.

This may help the Seller avoid potential issues with appraisal.

# Say It With Pictures



## General

- Clean, clean, clean!
- Remove seasonal decorations that might date the photos
- Move garbage cans and other trash from view
- Remove all pet-related items



Ensure all light fixtures and lamps are turned on and all light bulbs work.

- Open all curtains/blinds
- Minimize electric cords in view
- Remove posters, certificates, diplomas, awards, photographs and decorative names
- Remove or minimize collections
- Declutter shelves and organize remaining items
- Hide all mail, bills and paperwork



## Bathroom

- Minimize items on countertops
- Remove all towels, rugs, mats unless decorative
- Remove shampoo, conditioner, washcloths from showers and baths



## Bedrooms

- Minimize items on bedside tables
- Store all clothing out of view



## Kitchen

- Empty sink
- Remove towels unless decorative
- Clear kitchen islands and counters
- Take everything off refrigerator
- Remove sponges, cleaners and garbage cans



## Outside

- Move all vehicles from driveway
- Remove items that are in disrepair
- Store hoses out of site
- Remove toys and accessories
- Trim bushes and trees
- Remove any yard signs



## Tracy Agent

336-996-9999

lisaelmer@burrowsolutions.com

4637 Chabot Drive, #115

Pleasanton, CA 94588

<https://tracyagent-ipb.burrownow.com>

In today's real estate market, you need to work with a trusted real estate professional. As a proud member of Burrow Solutions, I provide my clients with the absolute finest service, dedication, and expertise possible. Whether you want to buy, sell, or rent, we will help make your home ownership dreams come true. Trusting Tracy Agent with your home sale or purchase is EASY! Tracy's record-breaking career as a Broker/REALTOR® assures creative marketing and negotiating for optimum results.



## Testimonials

Buying my first home was equal parts exciting and terrifying. Having Tracy's experience, patience and enthusiasm made the experience so positive! She knew the right questions to ask to hone in on the kind of house I was looking for. And as a first-time home buyer, she was kind and patient with all my questions. If I had to do it over again, I would pick Tracy as my real estate agent every time.

- **Amanda Pete**

We feel so fortunate to have found Tracy! Her knowledge and patience were invaluable to us as we navigated the process of buying our home. Tracy worked with our schedule, valued our input, and ensured we were comfortable and informed at all times. My family can't recommend her enough. If you're looking to buy/sell a home rest assured you will be in great hands with Tracy!

- **Stephanie Anderson**

I was not from the area, so I was unfamiliar with everything. Tracy responded to me promptly and was very patient with me during the process. There were a few times I was late to our meet-ups, and it was greatly appreciated that she was so understanding. Helped with the negotiation process and suggested the home warranty, which came in handy quite quickly

- **Andrew McDowell**

I had a property that would be difficult to sell. Tracy understood the issues and knew how to get the job done. The property sold quickly at a price that exceeded our expectations.

- **Drew Foster**

Tracy was great! She handled herself with grace, considering she was both the property owner as well as the listing agent. She stayed patient with me throughout the City entitlement process, trusted that I could get it done for us both.

- **John R, Clive**

# Map Of Comparable Properties

**2**

For Sale

**8**

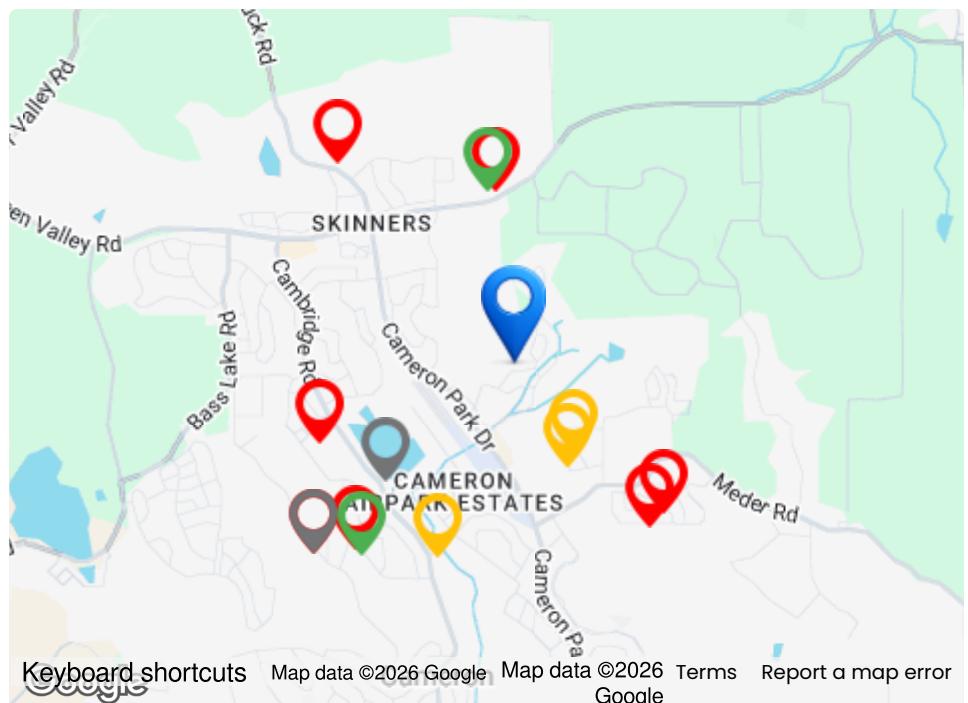
Sold

**3**

Pending

**2**

Off-Market



# Summary Statistics

## For Sale

	List Price	DOM*
Average	\$510,000	54
High	\$525,000	102
Low	\$495,000	7

Includes the following property statuses:

**Active, Contingent – Show**

## Pending

	List Price	DOM*
Average	\$641,300	10
High	\$699,900	17
Low	\$525,000	6

Includes the following property statuses:

**Pending, Pending Bring Backup**

## Sold

	List Price	Sold Price	DOM*
Average	\$734,987	\$724,487	75
High	\$960,000	\$724,487	148
Low	\$499,900	\$724,487	28

Includes the following property statuses:

**Closed**

## Off-Market

	List Price	DOM*
Average	\$824,250	76
High	\$949,000	118
Low	\$699,500	35

Includes the following property statuses:

**Canceled, Contingent – No Show, Expired, Expired Pending, Hold, Off Market**

\*DOM: Days on Market as of 02/19/2026



# Summary Of Comparable Properties

## For Sale

Status	MLS ID	Address	City	Sq.Ft	Beds	Baths	List Price	DOM
Active	<a href="#">226015227</a>	3369 Melodye Court	Rescue	1,865	3	3	\$495,000	7
Active	<a href="#">225140034</a>	2960 Pasada Road	Cameron Park	1,882	3	3	\$525,000	102

## Pending

Status	MLS ID	Address	City	Sq.Ft	Beds	Baths	List Price	DOM
Pending	<a href="#">226005455</a>	421 Ashland Court	Shingle Springs	2,180	3	3	\$699,900	17
Pending	<a href="#">226011875</a>	3126 Oxford Road	Cameron Park	2,259	4	3	\$525,000	6
Pending	<a href="#">226004466</a>	7066 Kentfield Drive	Shingle Springs	2,180	4	3	\$699,000	9



## Sold

Status	MLS ID	Address	City	Sq.Ft	Beds	Baths	List Price	Sold Price	DOM
Closed	<a href="#">225144898</a>	3053 Moliner Drive	Cameron Park	1,970	3	2	\$599,000	\$610,000	-
Closed	<a href="#">226003045</a>	3180 woodleigh	Cameron Park	2,231	4	2	\$960,000	\$954,000	39
Closed	<a href="#">225145261</a>	3261 Sandhurst Court	Cameron Park	2,056	4	3	\$649,000	\$654,000	68
Closed	<a href="#">225093204</a>	2940 Pasada Road	Cameron Park	2,282	4	3	\$729,000	\$700,000	148
Closed	<a href="#">225135507</a>	2982 Windsor Court	Rescue	2,051	4	3	\$699,000	\$685,000	77
Closed	<a href="#">225136089</a>	3754 Clinton Way	Cameron Park	2,166	3	2	\$849,000	\$828,000	68
Closed	<a href="#">225112833</a>	3377 Chasen Drive	Cameron Park	2,347	3	3	\$895,000	\$865,000	28
Closed	<a href="#">225114816</a>	3374 Melodye Court	Rescue	1,865	3	3	\$499,900	\$499,900	99

## Off-Market

Status	MLS ID	Address	City	Sq.Ft	Beds	Baths	List Price	DOM
Canceled	<a href="#">225114125</a>	3180 Woodleigh	Cameron Park	2,231	4	2	\$949,000	118
Canceled	<a href="#">225114204</a>	3129 Cambridge Road	Cameron Park	1,767	2	2	\$699,500	35



# Side-By-Side Property Comparison



**3053 Moliner Drive, Cameron Park, CA 95682**  
(Subject Property)

**3180 woodleigh, Cameron Park, CA 95682**

**3369 Melodye Court, Rescue, CA 95672**

**2960 Pasada Road, Cameron Park, CA 95682**

<b>Status</b>	Closed	Closed	Active	Active
<b>MLS#</b>	225144898	226003045	226015227	225140034
<b>Property Type</b>	Residential	Single Family Residence	Single Family Residence	Single Family Residence
<b>List Price</b>	\$599,000	\$960,000	\$495,000	\$525,000
<b>List Date</b>	11/20/2025	01/10/2026	02/13/2026	11/10/2025
<b>Sold Price</b>	\$610,000	\$954,000		
<b>Sold Date</b>	12/17/2025	02/17/2026		
<b>Days On Market</b>	39	7	102	
<b>Beds</b>	3	4	3	3
<b>Total Baths</b>	2	2	3	3
<b>Total Sqft</b>	1,970	2,231	1,865	1,882
<b>Acres</b>	0.26	0.24	0.09	0.3
<b>Year Built</b>	1988	1999	2004	1989
<b>Style</b>	Traditional	Contemporary		Traditional
<b>Garage Spaces</b>	3	0	2	2
<b>Roof</b>	Composition	Tile	Tile	Shingle
<b>Heating</b>	Pellet Stove, Propane, Central, Fireplace(s), Wood Stove	Central, Fireplace(s), Gas	Central, Fireplace(s)	Propane, Central, Fireplace(s)
<b>Cooling</b>	Ceiling Fan(s), Central, Whole House Fan	Ceiling Fan(s), Central	Ceiling Fan(s), Central, Whole House Fan	Ceiling Fan(s), Central
<b>Water</b>	Public	Public	Public	Public, Meter on Site
<b>School District</b>	El Dorado	El Dorado	El Dorado	El Dorado
<b>County</b>	El Dorado	El Dorado	El Dorado	El Dorado

The statistics presented in the CMA Report are compiled based on figures and data generated by Burrow Services, Inc. for the benefit of BURROW Real Estate Services. Due to possible reporting inconsistencies, Days on Market (DOM), average prices and rates of appreciation should be used to analyze trends only. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Data maintained by the MLSs may not reflect all real estate activity in the market. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information.



<b>Status</b>	Closed	Pending	Pending	Pending
<b>MLS#</b>	225144898	226005455	226011875	226004466
<b>Property Type</b>	Residential	Single Family Residence	Single Family Residence	Single Family Residence
<b>List Price</b>	\$599,000	\$699,900	\$525,000	\$699,000
<b>List Date</b>	11/20/2025	01/22/2026	02/02/2026	01/26/2026
<b>Sold Price</b>	\$610,000			
<b>Sold Date</b>	12/17/2025			
<b>Days On Market</b>		17	6	9
<b>Beds</b>	3	3	4	4
<b>Total Baths</b>	2	3	3	3
<b>Total Sqft</b>	1,970	2,180	2,259	2,180
<b>Acres</b>	0.26	0.31	0.26	0.31
<b>Year Built</b>	1988	2000	1973	2000
<b>Style</b>	Traditional	Contemporary	Mid-Century, Traditional	Contemporary
<b>Garage Spaces</b>	3	3	2	3
<b>Roof</b>	Composition	Cement, Tile	Shingle	Tile
<b>Heating</b>	Pellet Stove, Propane, Central, Fireplace(s), Wood Stove	Central, Fireplace(s)	Central, Fireplace(s), Wood Stove	Propane, Central, Fireplace(s)
<b>Cooling</b>	Ceiling Fan(s), Central, Whole House Fan	Ceiling Fan(s), Central	Central	Ceiling Fan(s), Central
<b>Water</b>	Public	Meter Paid, Public	Water District, Public	Water District, Public
<b>School District</b>	El Dorado	El Dorado	El Dorado	El Dorado
<b>County</b>	El Dorado	El Dorado	El Dorado	El Dorado



**3053 Moliner Drive,  
Cameron Park, CA 95682**  
(Subject Property)

**3261 Sandhurst Court,  
Cameron Park, CA 95682**

**2940 Pasada Road,  
Cameron Park, CA  
95682**

**3180 Woodleigh,  
Cameron Park, CA  
95682**

<b>Status</b>	Closed	Closed	Closed	Canceled
<b>MLS#</b>	225144898	225145261	225093204	225114125
<b>Property Type</b>	Residential	Single Family Residence	Single Family Residence	Single Family Residence
<b>List Price</b>	\$599,000	\$649,000	\$729,000	\$949,000
<b>List Date</b>	11/20/2025	11/20/2025	08/14/2025	09/12/2025
<b>Sold Price</b>	\$610,000	\$654,000	\$700,000	
<b>Sold Date</b>	12/17/2025	01/26/2026	01/08/2026	
<b>Days On Market</b>		68	148	118
<b>Beds</b>	3	4	4	4
<b>Total Baths</b>	2	3	3	2
<b>Total Sqft</b>	1,970	2,056	2,282	2,231
<b>Acres</b>	0.26	0.33	0.28	0.24
<b>Year Built</b>	1988	1987	1989	1999
<b>Style</b>	Traditional	Ranch, Traditional		Contemporary
<b>Garage Spaces</b>	3	3	2	3
<b>Roof</b>	Composition	Shingle, Composition	Composition	Tile
<b>Heating</b>	Pellet Stove, Propane, Central, Fireplace(s), Wood Stove	Propane, Central, Fireplace Insert, Fireplace(s), Wood Stove	Central	Propane, Central
<b>Cooling</b>	Ceiling Fan(s), Central, Whole House Fan	Ceiling Fan(s), Central	Ceiling Fan(s), Central, Whole House Fan	Ceiling Fan(s), Central
<b>Water</b>	Public	Public	Public	Meter on Site, Public
<b>School District</b>	El Dorado	El Dorado	El Dorado	El Dorado
<b>County</b>	El Dorado	El Dorado	El Dorado	El Dorado



**3053 Moliner Drive,  
Cameron Park, CA 95682  
(Subject Property)**

**2982 Windsor Court,  
Rescue, CA 95672**

**3754 Clinton Way,  
Cameron Park, CA  
95682**

**3377 Chasen Drive,  
Cameron Park, CA  
95682**

<b>Status</b>	Closed	Closed	Closed	Closed
<b>MLS#</b>	225144898	225135507	225136089	225112833
<b>Property Type</b>	Residential	Single Family Residence	Single Family Residence	Single Family Residence
<b>List Price</b>	\$599,000	\$699,000	\$849,000	\$895,000
<b>List Date</b>	11/20/2025	10/23/2025	10/23/2025	11/14/2025
<b>Sold Price</b>	\$610,000	\$685,000	\$828,000	\$865,000
<b>Sold Date</b>	12/17/2025	01/07/2026	12/29/2025	12/11/2025
<b>Days On Market</b>		77	68	28
<b>Beds</b>	3	4	3	3
<b>Total Baths</b>	2	3	2	3
<b>Total Sqft</b>	1,970	2,051	2,166	2,347
<b>Acres</b>	0.26	0.3	0.36	0.62
<b>Year Built</b>	1988	1989	1997	1998
<b>Style</b>	Traditional	Modern/High Tech, Contemporary, Traditional		Bungalow, Craftsman
<b>Garage Spaces</b>	3	2	4	3
<b>Roof</b>	Composition	Composition	Slate	Tile
<b>Heating</b>	Pellet Stove, Propane, Central, Fireplace(s), Wood Stove	Pellet Stove, Central	Propane, Central, Fireplace(s)	Propane, Central, Fireplace(s)
<b>Cooling</b>	Ceiling Fan(s), Central, Whole House Fan	Ceiling Fan(s), Central, Whole House Fan	Ceiling Fan(s), Central	Ceiling Fan(s), Central
<b>Water</b>	Public	Public	Meter on Site, Public	Public
<b>School District</b>	El Dorado	El Dorado	El Dorado	El Dorado
<b>County</b>	El Dorado	El Dorado	El Dorado	El Dorado



**3053 Moliner Drive, Cameron Park, CA 95682**  
(Subject Property)

**3374 Melodye Court, Rescue, CA 95672**

**3129 Cambridge Road, Cameron Park, CA 95682**

<b>Status</b>	Closed	Closed	Canceled
<b>MLS#</b>	225144898	225114816	225114204
<b>Property Type</b>	Residential	Single Family Residence	Single Family Residence
<b>List Price</b>	\$599,000	\$499,900	\$699,500
<b>List Date</b>	11/20/2025	09/02/2025	09/06/2025
<b>Sold Price</b>	\$610,000	\$499,900	
<b>Sold Date</b>	12/17/2025	12/09/2025	
<b>Days On Market</b>		99	35
<b>Beds</b>	3	3	2
<b>Total Baths</b>	2	3	2
<b>Total Sqft</b>	1,970	1,865	1,767
<b>Acres</b>	0.26	0.1	0.06
<b>Year Built</b>	1988	2004	1979
<b>Style</b>	Traditional		
<b>Garage Spaces</b>	3	2	2
<b>Roof</b>	Composition	Tile	Composition
<b>Heating</b>	Pellet Stove, Propane, Central, Fireplace(s), Wood Stove	Propane, Central	Central, Electric, Fireplace(s), Heat Pump
<b>Cooling</b>	Ceiling Fan(s), Central, Whole House Fan	Ceiling Fan(s), Central	Ceiling Fan(s), Central, Heat Pump
<b>Water</b>	Public	Meter on Site, Public	Meter Paid, Water District
<b>School District</b>	El Dorado	El Dorado	El Dorado
<b>County</b>	El Dorado	El Dorado	El Dorado



# Comparable Properties

## 3053 Moliner Drive, Cameron Park, CA 95682



Discover the hidden gem you've been waiting for in the highly sought-after Cameron Woods community! This charming single-story home has incredible bones and is ready for its next chapter. If you've been dreaming of a place you can truly personalize, this one invites you to roll up your sleeves and let your imagination take the lead. Step inside to find two separate living areasa cozy family room with a wood stove and a welcoming living room warmed by a pellet stoveoffering the perfect blend of comfort and versatility. The well-designed kitchen provides generous cabinet space and a layout that's just waiting to shine with your modern touches. Sitting on an oversized lot, this property features RV parking, a flat driveway, and a three-car garageideal for storing all your tool...

Status	<b>Closed</b>	Total Sqft	<b>1,970</b>	Sub Type	<b>Residential</b>
MLS#	<b>225144898</b>	Acres	<b>0.26</b>	Fireplace Features	<b>Living Room, Pellet Stove, Raised Hearth, Family Room, Wood Stove</b>
List Price	<b>\$599,000</b>	Year Built	<b>1988</b>	Heating	<b>Pellet Stove, Propane, Central, Fireplace(s), Wood Stove</b>
List Date	<b>11/20/2025</b>	Style	<b>Traditional</b>	Cooling	<b>Ceiling Fan(s), Central, Whole House Fan</b>
Sold Price	<b>\$610,000</b>	Garage Spaces	<b>3</b>	Water	<b>Public</b>
Sold Date	<b>12/17/2025</b>	School District	<b>El Dorado</b>		
Beds	<b>3</b>	Roof	<b>Composition</b>		
Total Baths	<b>2</b>				

## 3180 woodleigh, Cameron Park, CA 95682



Breathtaking views will captivate you entering this extensively remodeled fully turn-key home. No detail was spared in this super spacious retreat. The property features lavish French doors that open to a relaxing outdoor patio with lounge chairs and jacuzzi spa. Professionally landscape and perfect for enjoying spectacular sunsets or stargazing the night skies in privacy around a fire-pit. The interior is filled with the warmth of natural light streaming through expansive windows. The inclusive list of new upgrades includes: Solid core doors and high-grade laminate with upgraded underlayment flooring.A gourmet kitchen with brand-new appliances, custom cabinetry, and quartz countertops.Modernized lighting system with built-in fans.The electric fireplace features an opulent flo...

Status	<b>Closed</b>	Total Baths	<b>2</b>	Property Type	<b>Residential</b>
MLS#	<b>226003045</b>	Full Baths	<b>2</b>	Sub Type	<b>Single Family Residence</b>
List Price	<b>\$960,000</b>	Total Sqft	<b>2,231</b>	Heating	<b>Central, Fireplace(s), Gas</b>
List Date	<b>01/10/2026</b>	Acres	<b>0.24</b>	Cooling	<b>Ceiling Fan(s), Central</b>
Sold Price	<b>\$954,000</b>	Year Built	<b>1999</b>	Water	<b>Public</b>
Sold Date	<b>02/17/2026</b>	Style	<b>Contemporary</b>		
Days On Market	<b>39</b>	School District	<b>El Dorado</b>		
Beds	<b>4</b>	Roof	<b>Tile</b>		



## 3369 Melodye Court, Rescue, CA 95672



Beautifully updated home tucked away on a desirable cul-de-sac, ideally located near shopping and dining. This home features a bright, open floor plan with high ceilings and an updated kitchen, perfect for everyday living and entertaining. Upstairs, the versatile loft bonus room offers endless possibilities, perfect for a productive home office, an energizing workout space or a media room, while the spacious primary bedroom suite offers comfort and privacy. Outside, the low-maintenance landscaping allows you to spend more time enjoying your home and less time on upkeep. Bordering the communities of Rescue and Cameron Park, this property offers a prime location ideal for first-time homebuyers, investors, commuters, or anyone seeking comfortable, easy living.

Status	<b>Active</b>	Half Baths	<b>1</b>	Property Type	<b>Residential</b>
MLS#	<b>226015227</b>	Total Sqft	<b>1,865</b>	Sub Type	<b>Single Family Residence</b>
List Price	<b>\$495,000</b>	Acres	<b>0.09</b>	Fireplace Features	<b>Family Room, Gas Log</b>
List Date	<b>02/13/2026</b>	Year Built	<b>2004</b>	Heating	<b>Central, Fireplace(s)</b>
Days On Market	<b>7</b>	Garage Spaces	<b>2</b>	Cooling	<b>Ceiling Fan(s), Central, Whole House Fan</b>
Beds	<b>3</b>	# of Fireplaces	<b>1</b>	Water	<b>Public</b>
Total Baths	<b>3</b>	School District	<b>El Dorado</b>		
Full Baths	<b>2</b>	Roof	<b>Tile</b>		

## 2960 Pasada Road, Cameron Park, CA 95682



Opportunity Knocks in Cameron Park! Don't miss this classic home with endless potential in a desirable, private location just a short walk to beautiful Cameron Park Lake! This spacious 3-bedroom, 2.5-bath home features fresh carpet and paint throughout, offering a clean canvas ready for your personal touch. The main level boasts a generous living area perfect for entertaining, a bright kitchen, and a convenient half bath. Upstairs, you'll find three comfortable bedrooms and two full baths, including a primary suite with plenty of space to unwind and a private balcony. Enjoy the peace and privacy of the setting while being minutes from top-rated schools, parks, and shopping. Whether you're an investor or a buyer looking to build equity, this home is a fantastic opportunity to create something special i...

Status	<b>Active</b>	Total Sqft	<b>1,882</b>	Property Type	<b>Residential</b>
MLS#	<b>225140034</b>	Acres	<b>0.3</b>	Sub Type	<b>Single Family Residence</b>
List Price	<b>\$525,000</b>	Year Built	<b>1989</b>	Fireplace Features	<b>Living Room, Raised Hearth, Family Room, Wood Burning</b>
List Date	<b>11/10/2025</b>	Style	<b>Traditional</b>	Heating	<b>Propane, Central, Fireplace(s)</b>
Days On Market	<b>102</b>	Garage Spaces	<b>2</b>	Cooling	<b>Ceiling Fan(s), Central</b>
Beds	<b>3</b>	# of Fireplaces	<b>1</b>	Water	<b>Public, Meter on Site</b>
Total Baths	<b>3</b>	School District	<b>El Dorado</b>		
Full Baths	<b>2</b>	Roof	<b>Shingle</b>		
Half Baths	<b>1</b>				

## 421 Ashland Court, Shingle Springs, CA 95682



Welcome home to this beautifully designed single-story residence offering 3-4 bedrooms and 2.5 bathrooms, ideally located in one of Cameron Park's most sought-after neighborhoods. From the moment you arrive, you'll appreciate the thoughtful layout and comfortable flow that make this home both welcoming and highly functional. Inside, the spacious living room opens seamlessly to the kitchen, creating the perfect setting for gatherings both large and small. The kitchen is well-appointed with Corian countertops, abundant cabinetry, a pantry closet, and a convenient dining bar that invites casual meals and conversation. A formal dining room provides additional space for special occasions, while the separate office offers flexibility for work, hobbies, or quiet retreat. The primary suite ...

Status	<b>Pending</b>	Total Sqft	<b>2,180</b>	Property Type	<b>Residential</b>
MLS#	<b>226005455</b>	Acres	<b>0.31</b>	Sub Type	<b>Single Family Residence</b>
List Price	<b>\$699,900</b>	Year Built	<b>2000</b>	Fireplace	<b>Living Room, Double Sided, Gas</b>
List Date	<b>01/22/2026</b>	Style	<b>Contemporary</b>	Features	<b>Log</b>
Days On Market	<b>17</b>	Garage Spaces	<b>3</b>	Heating	<b>Central, Fireplace(s)</b>
Beds	<b>3</b>	# of Fireplaces	<b>1</b>	Cooling	<b>Ceiling Fan(s), Central</b>
Total Baths	<b>3</b>	School District	<b>El Dorado</b>	Water	<b>Meter Paid, Public</b>
Full Baths	<b>2</b>	Roof	<b>Cement, Tile</b>		
Half Baths	<b>1</b>				

## 3126 Oxford Road, Cameron Park, CA 95682



Welcome home to this beautifully maintained family residence in the heart of Cameron Park, just a short walk to Cameron Park Lake. Set on a completely flat lot, this 4-bedroom, 2.5-bath home blends timeless mid-century modern charm with everyday functionality. Inside, you'll find spacious bedrooms, a bright and inviting layout, and an adorable kitchen that perfectly captures the home's character complete with a cozy dining nook ideal for casual meals and morning coffee. Pride of ownership shines throughout, with major improvements already done, including a newer roof and replaced windows and front door. Out back, the flat and usable yard is a standout feature perfect for a trampoline, jungle gym, or space to run and play. There's plenty of room to create your ideal outdoor set...

Status	<b>Pending</b>	Total Sqft	<b>2,259</b>	Property Type	<b>Residential</b>
MLS#	<b>226011875</b>	Acres	<b>0.26</b>	Sub Type	<b>Single Family Residence</b>
List Price	<b>\$525,000</b>	Year Built	<b>1973</b>	Fireplace	<b>Living Room, Pellet Stove, Raised</b>
List Date	<b>02/02/2026</b>	Style	<b>Mid-Century, Traditional</b>	Features	<b>Hearth, Stone</b>
Days On Market	<b>6</b>	Garage Spaces	<b>2</b>	Heating	<b>Central, Fireplace(s), Wood Stove</b>
Beds	<b>4</b>	# of Fireplaces	<b>1</b>	Cooling	<b>Central</b>
Total Baths	<b>3</b>	School District	<b>El Dorado</b>	Water	<b>Water District, Public</b>
Full Baths	<b>2</b>	Roof	<b>Shingle</b>		
Half Baths	<b>1</b>				



## 7066 Kentfield Drive, Shingle Springs, CA 95682



HARD TO FIND SINGLE STORY WITH TWO PRIMARY BEDROOMS in desirable Cameron Ridge! This 3 bedroom, 2-1/2 bath home is a blank canvas awaiting your own personal touches. It has a wonderful flowing floorplan that includes a living room, dining room and a bright and airy family room off the kitchen in a great room concept. The second bedroom is extra large and adjoins the hall bathroom, but if desired it could be separated into two bedrooms, creating a 4 bedroom home. The kitchen was updated with new appliances in 2021, and the refrigerator is included! There are three garage spaces for ample storage, plus a widened driveway with swing gate for possible RV/boat storage. The beautiful terraced backyard ...

Status	<b>Pending</b>	Total Sqft	<b>2,180</b>	Property Type	<b>Residential</b>
MLS#	<b>226004466</b>	Acres	<b>0.31</b>	Sub Type	<b>Single Family Residence</b>
List Price	<b>\$699,000</b>	Year Built	<b>2000</b>	Fireplace	<b>Living Room, Family Room, Wood Burning</b>
List Date	<b>01/26/2026</b>	Style	<b>Contemporary</b>	Features	
Days On Market	<b>9</b>	Garage Spaces	<b>3</b>	Heating	<b>Propane, Central, Fireplace(s)</b>
Beds	<b>4</b>	# of Fireplaces	<b>1</b>	Cooling	<b>Ceiling Fan(s), Central</b>
Total Baths	<b>3</b>	School District	<b>El Dorado</b>	Water	<b>Water District, Public</b>
Full Baths	<b>2</b>	Roof	<b>Tile</b>		
Half Baths	<b>1</b>				

## 3261 Sandhurst Court, Cameron Park, CA 95682



NOT in a high fire zone! NO HOA'S. Here is your beautifully remodeled home, move-in ready just in time for Christmas and ideally located on a quiet cul-de-sac. Step inside to a thoughtfully updated interior featuring fresh paint and stylish Luxury Vinyl Plank flooring throughout, along with an added Secondary Primary Suite and Full bath positioned on the opposite side of the home for enhanced privacy. The stunning kitchen showcases quartz counter-tops, refreshed soft-close cabinetry, New kitchen stainless steel appliances, and an inviting layout perfect for both cooking and entertaining. All bathrooms have been fully renovated with modern cabinetry, contemporary fixtures, elegant quartz countertops, and designer quartz shower surrounds. Enjoy cozy evenings with hot cocoa or your favorite beverag...

Status	<b>Closed</b>	Total Sqft	<b>2,056</b>	Property Type	<b>Residential</b>
MLS#	<b>225145261</b>	Acres	<b>0.33</b>	Sub Type	<b>Single Family Residence</b>
List Price	<b>\$649,000</b>	Year Built	<b>1987</b>	Fireplace	<b>Brick, Raised Hearth, Family Room, Wood Burning</b>
List Date	<b>11/20/2025</b>	Style	<b>Ranch, Traditional</b>	Features	
Sold Price	<b>\$654,000</b>	Garage Spaces	<b>3</b>	Heating	<b>Propane, Central, Fireplace Insert, Fireplace(s), Wood Stove</b>
Sold Date	<b>01/26/2026</b>	# of Fireplaces	<b>1</b>	Cooling	<b>Ceiling Fan(s), Central</b>
Days On Market	<b>68</b>	School District	<b>El Dorado</b>	Water	<b>Public</b>
Beds	<b>4</b>	Roof	<b>Shingle, Composition</b>		
Total Baths	<b>3</b>				
Full Baths	<b>3</b>				



## 2940 Pasada Road, Cameron Park, CA 95682



Energy Efficiency, Comfort, and Beautiful Views! This stunning home offers panoramic views and abundant natural light. The open floor plan features a cozy living room with fireplace and floor to ceiling windows, plus a formal dining room with pellet stove and bay windows further showcasing the sweeping views. The chef's kitchen includes granite counters, island cooktop, stainless appliances, refrigerator and wine fridge. Primary suite features Breathtaking Views and a luxurious bath with soaking tub and separate shower. Two additional bedrooms and landing area upstairs, plus a convenient first-floor bedroom for guests or office. OWNED SOLAR (9.15 kW) + 48 kWh Battery Storage offering backup power during outages, plus newer High-Efficiency HVAC for year-round comfort.

Status	<b>Closed</b>	Full Baths	<b>2</b>	Property Type	<b>Residential</b>
MLS#	<b>225093204</b>	Half Baths	<b>1</b>	Sub Type	<b>Single Family Residence</b>
List Price	<b>\$729,000</b>	Total Sqft	<b>2,282</b>	Fireplace Features	<b>Living Room, Pellet Stove</b>
List Date	<b>08/14/2025</b>	Acres	<b>0.28</b>	Heating	<b>Central</b>
Sold Price	<b>\$700,000</b>	Year Built	<b>1989</b>	Cooling	<b>Ceiling Fan(s), Central, Whole House Fan</b>
Sold Date	<b>01/08/2026</b>	Garage Spaces	<b>2</b>	Water	<b>Public</b>
Days On Market	<b>148</b>	# of Fireplaces	<b>1</b>		
Beds	<b>4</b>	School District	<b>El Dorado</b>		
Total Baths	<b>3</b>	Roof	<b>Composition</b>		

## 3180 Woodleigh, Cameron Park, CA 95682



Back on market, no fault of the seller. This stunning property features a newly landscaped backyard with 8-person jacuzzi spa to enjoy brilliant and colorful sunsets or the nightlights of the surrounding foothills. The custom-built home boasts an expansive living area with windows to reap the beautiful views. Entertain guests with the updated and open kitchen area. Four bedrooms ensure room for the family and guests or turn one into an office for an ideal remote working situation. The newly installed front landscaping, retaining walls and driveway addition combine for ideal aesthetics and usage of the three-car garage. Did we mention the added ceiling racks for storage in the garage? No need to paint as both the exterior and interior were completed in late 2022. Other...

Status	<b>Canceled</b>	Total Sqft	<b>2,231</b>	Property Type	<b>Residential</b>
MLS#	<b>225114125</b>	Acres	<b>0.24</b>	Sub Type	<b>Single Family Residence</b>
List Price	<b>\$949,000</b>	Year Built	<b>1999</b>	Fireplace Features	<b>Electric, Family Room</b>
List Date	<b>09/12/2025</b>	Style	<b>Contemporary</b>	Heating	<b>Propane, Central</b>
Days On Market	<b>118</b>	Garage Spaces	<b>3</b>	Cooling	<b>Ceiling Fan(s), Central</b>
Beds	<b>4</b>	# of Fireplaces	<b>1</b>	Water	<b>Meter on Site, Public</b>
Total Baths	<b>2</b>	School District	<b>El Dorado</b>		
Full Baths	<b>2</b>	Roof	<b>Tile</b>		

## 2982 Windsor Court, Rescue, CA 95672



PRICE IMPROVEMENT on this beautifully maintained home that blends foothills living with modern coastal-mountain style. Nestled adjacent to El Dorado Hills on a quiet cul-de-sac, this home reflects true pride of ownership - offering thoughtfully updated spaces, a light and airy setting and flexible outdoor space. The open-concept layout features plenty of natural light and a stylish living area anchored by a pellet stove. The kitchen has been tastefully updated with granite countertops, newer appliances and a large island for gathering and entertaining. The adjoining dining room is perfect for hosting family and friends and flows nicely into a stylish living room. Four bedrooms provide for a variety of uses - from traditional bedrooms, to office space, to workout / hobby rooms. The oversize...

Status	<b>Closed</b>	Total Sqft	<b>2,051</b>	Property Type	<b>Residential</b>
MLS#	<b>225135507</b>	Acres	<b>0.3</b>	Sub Type	<b>Single Family Residence</b>
List Price	<b>\$699,000</b>	Year Built	<b>1989</b>	Fireplace Features	<b>Pellet Stove</b>
List Date	<b>10/23/2025</b>		<b>Modern/High Tech, Contemporary, Traditional</b>	Heating	<b>Pellet Stove, Central</b>
Sold Price	<b>\$685,000</b>	Style		Cooling	<b>Ceiling Fan(s), Central, Whole House Fan</b>
Sold Date	<b>01/07/2026</b>				
Days On Market	<b>77</b>	Garage Spaces	<b>2</b>	Water	<b>Public</b>
Beds	<b>4</b>	# of Fireplaces	<b>1</b>		
Total Baths	<b>3</b>	School District	<b>El Dorado</b>		
Full Baths	<b>2</b>	Roof	<b>Composition</b>		
Half Baths	<b>1</b>				

## 3754 Clinton Way, Cameron Park, CA 95682



Once in a blue moon, you find a house like this. 3754 Clinton Way is a true custom home in one of Cameron Park's most desirable neighborhoods. This 3-bedroom, 2-bath residence offers an open and functional layout designed for comfortable everyday living. The spacious living room features high vaulted ceilings and flows seamlessly into the newly remodeled kitchen, which boasts coffered ceilings, elegant cabinetry, and stunning granite countertops. Throughout the home, you'll find hand-cut hardwood floors sourced from New Hampshire, adding warmth, charm, and timeless craftsmanship to every room. Both bathrooms have been tastefully remodeled, giving the home a fresh and cohesive feel. Step outside to the expansive wrap-around deck, perfect for morning coffee, relaxing evenings, ...

Status	<b>Closed</b>	Full Baths	<b>2</b>	Property Type	<b>Residential</b>
MLS#	<b>225136089</b>	Total Sqft	<b>2,166</b>	Sub Type	<b>Single Family Residence</b>
List Price	<b>\$849,000</b>	Acres	<b>0.36</b>	Fireplace Features	<b>Raised Hearth, Family Room, Stone, Wood Burning</b>
List Date	<b>10/23/2025</b>	Year Built	<b>1997</b>	Heating	<b>Propane, Central, Fireplace(s)</b>
Sold Price	<b>\$828,000</b>	Garage Spaces	<b>4</b>	Cooling	<b>Ceiling Fan(s), Central</b>
Sold Date	<b>12/29/2025</b>	# of Fireplaces	<b>1</b>	Water	<b>Meter on Site, Public</b>
Days On Market	<b>68</b>	School District	<b>El Dorado</b>		
Beds	<b>3</b>	Roof	<b>Slate</b>		
Total Baths	<b>2</b>				

## 3377 Chasen Drive, Cameron Park, CA 95682



Welcome to 3377 Chasen Drive, a stunning custom home nestled in the sought-after Eastwood Park neighborhood. Step onto the inviting front porch and into a bright, open floor plan featuring spacious living and family rooms, plus a versatile bonus or office space. The family room offers a cozy gas fireplace and built-in shelving, flowing seamlessly into the sunlit kitchen with casual dining nook, all overlooking a park-like backyard. This home features three generous bedrooms and two and a half baths, offering comfort and functionality throughout. Step outside to your own private oasis, complete with a tiered waterfall pond, hidden sunken fire pit, and secluded pool, all framed by a wrought-iron fence that backs to serene BLM land for ultimate privacy. Ideally located near top-rated school...

Status	<b>Closed</b>	Half Baths	<b>1</b>	Property Type	<b>Residential</b>
MLS#	<b>225112833</b>	Total Sqft	<b>2,347</b>	Sub Type	<b>Single Family Residence</b>
List Price	<b>\$895,000</b>	Acres	<b>0.62</b>	Fireplace	<b>Living Room, Raised Hearth, Stone, Other</b>
List Date	<b>11/14/2025</b>	Year Built	<b>1998</b>	Features	
Sold Price	<b>\$865,000</b>	Style	<b>Bungalow, Craftsman</b>	Heating	<b>Propane, Central, Fireplace(s)</b>
Sold Date	<b>12/11/2025</b>			Cooling	<b>Ceiling Fan(s), Central</b>
Days On Market	<b>28</b>	Garage Spaces	<b>3</b>	Water	<b>Public</b>
Beds	<b>3</b>	# of Fireplaces	<b>1</b>		
Total Baths	<b>3</b>	School District	<b>El Dorado</b>		
Full Baths	<b>2</b>	Roof	<b>Tile</b>		

## 3374 Melodye Court, Rescue, CA 95672



Do not let the attached garage fool you! This is not a duplex or townhome. The entire main living area is detached from the neighbor. Nestled in a quiet court in Rescue, just moments from Cameron Park, this charming two-story single-family home offers the perfect blend of comfort, convenience, and serene living. Boasting 3 spacious bedrooms and 2.5 bathrooms across 1,865 square feet, the home is thoughtfully designed for everyday living and easy entertaining. Enjoy stunning views from the primary bedroom and a backyard ideal for peaceful morning sunrises. The low-maintenance landscaping means more time to relax and less time on yard work, while the lack of Mello-Roos and HOA fees keeps ownership simple and affordable. Whether you're looking for a tranquil retreat or a place t...

Status	<b>Closed</b>	Full Baths	<b>2</b>	Property Type	<b>Residential</b>
MLS#	<b>225114816</b>	Half Baths	<b>1</b>	Sub Type	<b>Single Family Residence</b>
List Price	<b>\$499,900</b>	Total Sqft	<b>1,865</b>	Fireplace	<b>Living Room, Gas Log, Gas Piped</b>
List Date	<b>09/02/2025</b>	Acres	<b>0.1</b>	Features	
Sold Price	<b>\$499,900</b>	Year Built	<b>2004</b>	Heating	<b>Propane, Central</b>
Sold Date	<b>12/09/2025</b>	Garage Spaces	<b>2</b>	Cooling	<b>Ceiling Fan(s), Central</b>
Days On Market	<b>99</b>	# of Fireplaces	<b>1</b>	Water	<b>Meter on Site, Public</b>
Beds	<b>3</b>	School District	<b>El Dorado</b>		
Total Baths	<b>3</b>	Roof	<b>Tile</b>		

## 3129 Cambridge Road, Cameron Park, CA 95682



Status	<b>Canceled</b>	Total Sqft	<b>1,767</b>	Property Type	<b>Residential</b>
MLS#	<b>225114204</b>	Acres	<b>0.06</b>	Sub Type	<b>Single Family Residence</b>
List Price	<b>\$699,500</b>	Year Built	<b>1979</b>	Fireplace	<b>Circulating, Living Room, Raised Hearth,</b>
List Date	<b>09/06/2025</b>	Garage Spaces	<b>2</b>	Features	<b>Stone, Wood Burning</b>
Days On Market	<b>35</b>	# of Fireplaces	<b>1</b>	Heating	<b>Central, Electric, Fireplace(s), Heat Pump</b>
Beds	<b>2</b>	School District	<b>El Dorado</b>	Cooling	<b>Ceiling Fan(s), Central, Heat Pump</b>
Total Baths	<b>2</b>	Roof	<b>Composition</b>	Water	<b>Meter Paid, Water District</b>
Full Baths	<b>2</b>				



# Personal Use Title

Based on an analysis of recent sales, active listings, and current market trends, the following range represents the most competitive pricing for your property. This recommendation balances maximizing your return with attracting serious buyers within your target timeframe. The suggested range is designed to position your home effectively in today's market. **\*\*INSERT PRICE RANGE HERE\*\***