# Customer Display

## Residential

<table>
<thead>
<tr>
<th>Address</th>
<th>DOM</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>19600 Potteroffs Rd&lt;br&gt;Mountain Ranch, CA 95246</td>
<td>(20)</td>
<td>$595,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Area</th>
<th>Lot/#/Unit</th>
<th>Lot Type</th>
<th>Subdivision</th>
<th>Subdiv. Unit</th>
<th>Elevation</th>
<th># of Stories</th>
<th>Year Built</th>
<th>Home Apx SqFt</th>
<th>Apx SqFt Below Grade</th>
<th>Apx Lot Size/Acreage</th>
<th>Foundation</th>
<th>Source</th>
<th>Sewer Type</th>
<th>APN</th>
<th>Zoning</th>
<th>New Construction</th>
<th>Style</th>
<th>Special Owner</th>
<th>Homeowner Dues</th>
<th>Homeowner Dues Frequency</th>
<th>Homeowner Dues Amount</th>
<th>Other Parking</th>
<th>Survey</th>
<th>Bond</th>
<th>Disclosure</th>
<th>Gas (Natural)</th>
<th>Loft</th>
<th>Pool</th>
<th>Gas (Propane)</th>
<th>Laundry</th>
<th>Rec Room</th>
<th>Pool</th>
<th>Rec Room</th>
</tr>
</thead>
<tbody>
<tr>
<td>11 - 11 Mt. Rnch/RR Flat/Sheep Rnch</td>
<td>0</td>
<td></td>
<td>5TN - Township 5 North</td>
<td></td>
<td>2,400</td>
<td>1</td>
<td>1972</td>
<td>1,881</td>
<td>24,940</td>
<td>Yes/3 Car Detached Garage</td>
<td>Concrete Perimeter</td>
<td>Tax Assessor</td>
<td>Septic</td>
<td>020-004-015</td>
<td>U-Undeclassified</td>
<td>Manufactured</td>
<td>None</td>
<td>$0</td>
<td>None</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## Bond:
- Yes

## Disclosure:
- Yes

## Gas (Natural):
- Yes

## Loft:
- No

## Pool:
- Yes

## Gas (Propane):
- Yes

## Laundry:
- Room

## Rec Room:
- No

## Sewer Type:
- Septic

## Sub HOA:
- None

## Homeowner Dues:
- None

## Homeowner Dues Amount:
- $0

## Homeowner Dues Frequency:
- None

## FEATURES

### Interior Features:
- Bonus Room
- Cabinets
- Solid Surface Counter
- Walk-in Closet

### Features/Appliances:
- Beamed Ceilings
- Blinds
- Built in Oven
- Convection Oven
- Cook Top Range
- Dishwasher
- Microwave Oven
- Range Hood
- Refrigerator
- Satellite Dish Rent
- Water Filter System
- Water Kitchen Filter

### Other Exterior Features:
- Boat Parking
- Decking
- Fenced Yard
- Fish Pond
- RV Parking
- Shed/Utility Building
- Shop
- Workshop

### Condo Amenities:
- Ceiling Fans
- Central Air

### Driveway:
- Circular
- Level

### Dues Pay For:
- None

### Energy Features:
- Extra Insulation

### Exterior Siding:
- Wood

### Flooring:
- Carpet
- Tile

### Heating:
- FAG
- FP Insert

### Lot Description:
- More than one lot
- View
- Waterfront
- Other - See Remarks

### Master Bath:
- Combination Tub/Shower

### Master BR:
- 1 Master Suite
- Walk-in Closet

### Other Parking:
- Boat Parking
- RV Parking

### Road Type:
- Boat Parking
- RV Parking

### Roof:
- Tile

### School District:
- Calaveras

### Special Info.:
- Horses OK

### Terms Available:
- Cash
- Conventional
- Seller Finance
- VA

### Terrain:
- Varied

### Water Sources:
- Well

### Windows:
- Double
- Mixed

### Master Bath:
- Combination Tub/Shower

### Windows:
- Double
- Mixed

### Public Remarks:
> This fine Sierra Foothill property combines the best of nature, high-tech access, peace, and privacy. 24.94 acres, a 3Bd/2Ba, 1881Ft (Apx)remodeled home and 2570Ft (Apx) nicely finished office/shop/storage/apartment bldg. The house includes granite counters, central HVAC, whole house water system, spa, deck, dog run, fruit trees, in-ground pool, an automatic 20K generator & on-grid power too! No AG restrictions and 300ac BLM land adjacent! Private and Convenient!

### Personal Items Included:

### Personal/Affixed Items Excluded:

---

**PREPARED BY**

Scott Bur

CalBRE #: 01301866

STARK REALTY

8020 Mountain Ranch Rd/PO BOX

Email: scott@starkrealty.com

Direct Ph#: (209) 754-3232

Other Ph#: (209) 608-2382

MOUNTAIN RANCH, CA 95246

Fax Ph#: (209) 754-9032

---

"Listing provided courtesy of Scott Bur with STARK REALTY"