

\$440,000 - 3266 Topaz Lane, Cameron Park

MLS® #223053417

\$440,000

3 Bedroom, 2.00 Bathroom, 1,688 sqft
Residential on 0.07 Acres

Royal Heights, Cameron Park, CA

Unlock the gateway to affordable townhome bliss at 3266 Topaz Lane, where comfort meets affordability in Cameron Park! Enter through the gated courtyard and into the main living area that offers a first-floor bedroom and full bath, plus a breakfast nook w/access to courtyard, indoor laundry, dining/living room combo area featuring a wet bar and fireplace w/access to back deck. Upstairs there is a spacious primary bedroom w/walk-in closet and another bedroom w/fireplace. Single car garage. This well-maintained home offers newer HVAC, water heater and an invaluable WHOLE HOUSE GENERATOR w/2 propane tanks! Located near Cameron Park Country Club offering golf, swimming, tennis and social events with quick easy access to Hwy 50, public transit, shopping, dining and library. Welcome home!



Built in 1981

Essential Information

MLS® #	223053417
Sale Price	\$420,000
Listed Price	\$440,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,688
Acres	0.07

Year Built	1981
Type	Residential
Sub-Type	Townhouse
Style	Contemporary
Status	Closed

Community Information

Address	3266 Topaz Lane
Area	12601
Subdivision	Royal Heights
City	Cameron Park
County	El Dorado
State	CA
Zip Code	95682-8514

Amenities

Utilities	Cable Available,Propane Tank Owned,Public,Electric,Generator
Features	Balcony,Uncovered Courtyard,Entry Gate
Parking	Detached,Garage Door Opener,Garage Facing Front,Guest Parking Available
# of Garages	1
View	Other

Interior

Appliances	Free Standing Refrigerator,Ice Maker,Dishwasher,Disposal,Microwave,Self/Cont Clean Oven,Electric Water Heater,Free Standing Electric Range
Heating	Central,Fireplace(s)
Cooling	Ceiling Fan(s),Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room,Other

Exterior

Lot Description	Private,Street Lights,Landscape Front,Low Maintenance
Roof	Composition
Construction	Frame,Wood,Wood Siding
Foundation	Slab

School Information

District	El Dorado Union High
Elementary	Buckeye Union
Middle	Buckeye Union
High	El Dorado Union High

Lot Information

Septic Fields	In & Connected
Water	Meter on Site,Public

Additional Information

Date Sold	February 15th, 2024
Zoning	RES
HOA Fees	416
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Lyon RE El Dorado Hills
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Listing information last updated on May 16th, 2024 at 11:32pm PDT

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