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

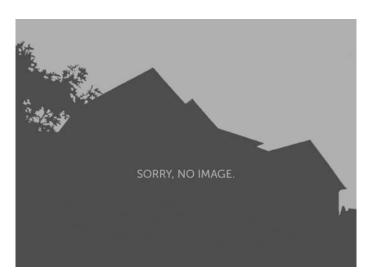
MLS® #223053417

#### \$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
Туре	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 T		ric,Generator
Features	Balcony, Uncovered Courty	•	
Parking	Detached,Garage Door ( Available	Opener,Garage Facing	Front, Guest Parking
# of Garages	1		
View	Other		
Interior			
Appliances	Free Maker,Dishwasher,Disposa Water Heater,Free Standin		Refrigerator,Ice Clean Oven,Electric
Heating	Central,Fireplace(s)		
Cooling	Ceiling Fan(s),Central		
Fireplace	Yes		
# of Fireplaces	2		
Fireplaces	Living Room, Other		
Exterior			
Lot Description Roof Construction Foundation	Private,Street Lights,Lands Composition Frame,Wood,Wood Siding Slab		nance

### **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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