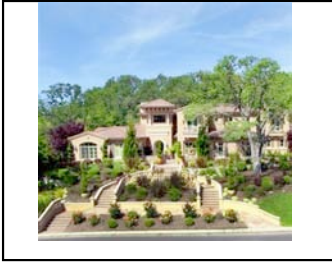


Residential Client Full Report with Addl Photos

Listings as of 06/11/2011 at 8:03AM

ST: Active 06/04/11	5243 Castlereigh Ct Granite Bay, CA 95746-7123	Listing Price: \$2,350,000
MLS#: 11041504 01ELLG	Cross Street: Wexford Circle	Map: THOM 240 J-6 VRP: N



Pending Date: **DOM:** 7
Escrow: **CDOM:** 7
Escrow #:
Days in Escrow:
Selling Date:
Selling Price:
SP % LP:
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** **HUD:** No **Auction:** No

[Additional Pictures \(25\)](#)

<p>Beds (Possible): 5 (6) Baths (FH): 6 (5 1) SqFt Primary Res (Apprx): 6059 Assessor/Auto-Fil SqFt 2nd Res (Apprx): List Price/SqFt: \$387.85 Year Built: 2004 Year Remodeled/Updated: Acres: 0.723 Lot SqFt (Apprx): 31494 Lot Dim: 155x227x150x195 Pool (Location): Yes (On Lot) Pool Type: Built-In, Gunite Construction, Heated, Pool/Spa Combo</p> <p># Carport Spaces: # Garage Spaces: 4 Garage: 4+ Car Attached, 24'+ Deep Garage, Facing Side, Garage Door Opener, Guest Parking Avail</p> <p>RecParking:</p>	<p>Area: 12746 County: Placer APN: 465-020-028-000 Zoning: RS AG B X Map Sec: Census Tract: 206.06 Apprx Elevation: Subdivision: Wexford</p> <p>Builder: Model: Const Est Start: Const Est End: Stories: 2 Story Faces:</p> <p>School County: Placer EL: Eureka Union JR: Eureka Union SR: Roseville Joint</p>	<p>Subtype: 1 House on Lot Subtype Desc: Custom</p> <p>Style: Mediterranean CC&RS: Yes Bonds/Asmts/Taxes: Unknown B/A/T Desc:</p> <p>HOA: Yes \$295 Monthly HOA Dues Include: Assn Mgmt, Common Areas, Rec Facility, Road, Other-Rmks</p> <p>Priv Assn Amen: Clubhouse, Park, Rec Facilities, Tennis Courts</p> <p>Disc/Reports: Association Docs, CLUE Report Avail, NHD Available</p> <p>Terms: Cash, Conventional, Owner Financing, Submit</p>
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<p>Heat: Central, MultiUnits, Natural Gas</p> <p>Air: Central, MultiUnits Rooms: Den/Study, Home Theater, Master Bedrooms 2+, Separate Family Room, Wine Storage Area Baths: Outside Access, Shower Stall(s), Stone, Tub</p> <p>Mast Bed: Closet Walk-In, Ground Floor, Outside Access, Sitting Area, Surround Sound Mast Bath: Closet Walk-In, Double Sinks, Multiple Shwr Heads, Stone, Tub Jetted Laundry: Cabinets, Space For Frzr/Refr, Gas Hook-Up, Inside Room, Sink</p> <p>Dining: Breakfast Nook, Dining Bar, Formal Room</p> <p>Kitchen: Butlers Pantry, Counter Granite, Island, Island w/Sink, Pantry Closet</p> <p>Applnces: Cook Top Gas, Dishwasher, Disposal, Microwave B/I, Oven Double, Oven Self/Cont Clean, Refrigerator B/I, Warming Drawer, Wine Refrigerator Fireplc: 5, Family Room, Kitchen, Living Room, Master Suite, Outdoor</p> <p>Energy: Ceiling Fan(s), Dual Pane Full</p> <p>Floor: Carpet, Stone, Wood</p> <p>Disability:</p> <p>Equipmnt: Antenna Dish, Audio/Video Prewired, Cable TV Available, Cable TV Installed, Central Vacuum, H/S Internet Avail, Home Theater Equip, MultiPhone Lines, Networked, Window Furnishings</p>	<p>Site Loca: Cul-De-Sac, Gated Community</p> <p>Site Desc: Lot Grade Varies, Rock Outcropping, Shape Irregular, Trees Many</p> <p>Feat Misc: BBQ Built-In, Courtyard Uncovered, Outdoor Fireplace, Outdoor Kitchen, Patio Covered, Patio Uncovered, Spa/Hot Tub Built-In, Wet Bar Landscp: Back, Fenced Back, Front, Sprinkler Auto F&R</p> <p>Roof: Tile Cnstrct: Frame, Wood Exterior: Stucco Foundatn: Concrete Slab Road: Paved, Private Improvmnt: Curb(s), Curbs/Gutters, Street Lights Water: Public District</p> <p>Sewer: In & Connected Utility: 220 Volts, All Public, Natural Gas, Underground</p> <p>Oth Strc: Restrict:</p> <p>Horse Prp: No Horse Amn:</p>
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MBR: 21x18	BR2: 20x17	BR3: 17x15	BR4: 16x15
LR: 22x22	FR: 24x24	KIT: 22x20	DR: 18x15
HMTH: 20x14	DENS: 14x13	GYM: 17x13	5THB: 15x12

All measurements and calculations of area are approximate. Information provided by Seller/Other sources, not verified by Broker. All Interested Persons should independently verify accuracy of above information. Provided properties may or may not be listed by the office/agent presenting the information. Copyright 2011, MetroList Services, Inc. Copyright © 2011, Rapattoni Corporation. All rights reserved. Featured Properties may not be listed by the office/agent presenting this brochure.

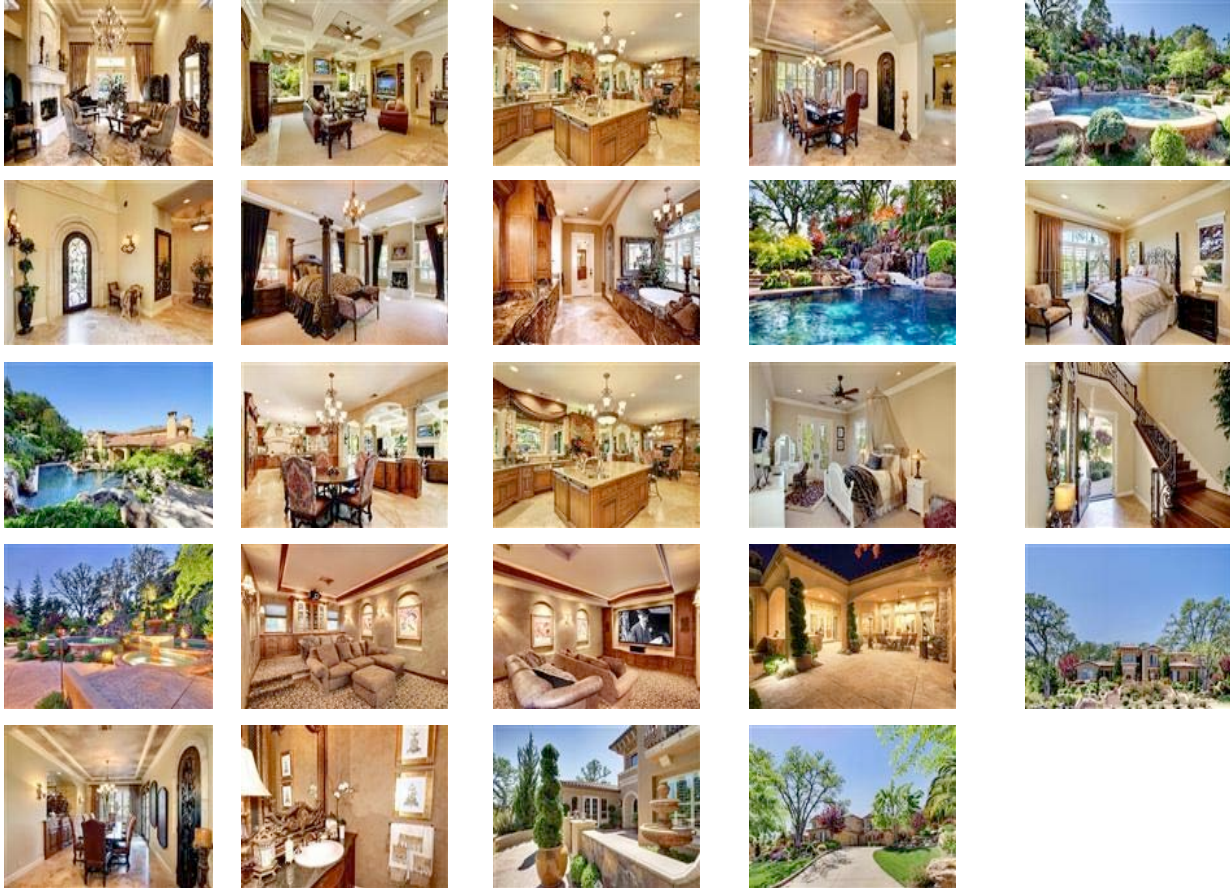
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Property Description: Villa Marmore in Wexford*Truly One of Granite Bay's Most Outstanding Homes*Old World Tuscan-Style Villa*Cascading Water Falls into Sensation Raised Wall Pool*Exquisite Private Backyard*Five En Suite Bedrooms*Den/Office*Exercise Room*State of the Art Home Theater*High Dramatic Ceilings*True Gourmet Kitchen Opens to Casual Hearth Room*Outdoor Living Area and Kitchen*Extensive Hand-Crafted Cabinetry*Primarily Single Level Plan*Courtyard Entry*Extensive Cast Stone*Intricate Detail and Craftsmanship

Directions to Property: East Roseville Parkway*Enter Guard Gate at Wexford*Continue on Wexford Drive*Turn on Castlereigh*Close to Granite Bay Golf Club*Granite Bay High School*Oakhills/Ridgeview Schools*A Very Quiet Setting



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