



## **9240 Miners Crossing, Loomis 95650 - From the Seller**

### **Features, Upgrades, and Notable Items**

- No front-facing neighbors
- New Redwood deck (Apr 2023)
- Fences are less than three years old
- Newer driveway gate
- Relatively new solar - less than 4 years (no electric bill)
- New carpet (Apr 2023)
- Some freshened up paint
- Whole House Fan
- Attic pull-down access in garage
- Drive-Thru Stall on the Garage Single Stall
- Rose garden
- Nine redwood trees
- Plants are blooming year round
- Mandarin orange tree in back
- Tuff shed in back yard
- Water Heater (approx. one year old)
- HVAC System 22 years • recently maintained and in good shape
- Roof: 22 Years / 50YR life span

### **Items Included + Excluded from Sale**

- Shed, garage cabinetry, washer + dryer, and kitchen and garage refrigerator are included - no value and no warranty
- Seller will take the kitchen refrigerator if not wanted or needed.
- Buyer has option for current, "French antique" or "colorful glass" chandelier (to be discussed when in contract)
- Alarm System: a nice and effective system. Seller pays \$24/mo, buyer to investigate service\*

### **Owned Solar Details**

- Solar is owned and was purchased from Magic Sun in Loomis. [www.magicsunsolar.com](http://www.magicsunsolar.com)
- It is approx. 3.5 years old with a 25 year lifespan. LG panels and Enphase microinverters state-of-the-art.
- Current set-up, Seller hasn't paid a PGE electric bill in 3.5 years, minus an admin fee (approx \$10/mo)
- Seller is under NEM 2.0\* and are grandfathered into the program - buyer to investigate their options.

**Listing agent items observed or heard:** *community catch-and-release pond that is exclusive to the neighborhood. The holiday events in our neighborhood. Our rose garden and the landscaping of the front and backyard. This is a smaller scale community and they're near the end of the street with traffic generally limited to neighbors or visitors. They are a few blocks from the Flower Farm (Yoga, Various Classes, Wine Tastings, etc). Not far freeway access, local and great chain stores. You experience a country setting, but have an updated feeling home and space. The bonus room could function or be modified to a fourth room for those seeking a fourth bedroom. The corner of the patio, closest to the deck - seller loves looking up and experiencing the grandeur and calming nature of the trees and the canopy of shade they provide. Loomis is known for its schools. There are a lot of indoor and outdoor activities to explore nearby (hiking and trails, Folsom Lake, horseback riding, nearby farms, and more).*

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**House Improvements (Over Past Seven Years)**

<b>Year</b>	<b>Item</b>	<b>Price</b>
2016	New yard watering system	\$5000
2016	Removed dead Douglas Fir tree	\$900
2016	New Refrigerator (Kitchen)	\$1100
2016	New Microwave	\$400
2016	New garbage disposal	\$350
2016	New washer	\$1000
2016	New dryer	\$1000
2016	Remove glass shelves on walls and paint	\$500
2016	Breakfast nook chandelier	\$500
2017	New outdoor front lights	\$3500
2017	Phantom Screen (Kitchen Nook + Primary BD)	\$1000
2017	Primary BD new shutters	\$1000
2017	Custom closets – California Closets	\$2200
2019	Solar panels, micro inverters, new elec. panel	\$42,000
2020	Side fence #1	\$3000/1500 (good neighbor)
2021	Back fence	\$3000
2022	Side fence \$2	\$4000/2000 (good neighbor)
2022	New hot water heater	\$3000
2022	Air conditioning / heater maintenance	\$1800
2023	New driveway gate	\$500
	<b>TOTAL</b>	<b>\$72,250</b>

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**House Improvements over the last six weeks (5/10/2023)**

2023	Electrical repairs and improvements	\$3200
2023	Handyman miscellaneous repairs	\$1000
2023	New Redwood Deck	\$24,000
2023	Window + screen repair	\$200
2023	Carpets	\$3407
2023	Partial painting in/outside	\$8200
2023	Rear deck gutter replacement	\$400
2023	Grout and window cleaning	\$1000
2023	Deep clean	\$800
	<b>TOTAL</b>	<b>\$42,207</b>

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**GRAND TOTAL**

**\$114,457**

*Any errors or typos contained in this document are not intended. Buyer to investigate any and all items. Any fair housing violations, please alert the listing agent so modifications can be made. Let us know if you have any questions for the seller or need for clarification. Steve Ostrom, Coldwell Banker Realty • 2200 Douglas Blvd, B-200, Roseville 95661 CalRE# 01344154 • 916-308-2446*

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