

## Placerville Oaks

El Dorado County, California

\$325,000 | 4.08 Acres

Excalibar Road  
Placerville, California

Beautiful acreage in Placerville. This 4.08-acre lot is a student with stunning Oak Trees in a wonderful Placerville neighborhood. City water is available, a septic is needed, and power is at the property line. Access to Hwy 50 is very easy; it takes 45 minutes to Sacramento and 1.25 hours to Lake Tahoe. Don't miss this opportunity to own acreage in the El Dorado Foothills.



### PROPERTY HIGHLIGHTS

- Beautiful 4.08 private acres in Placerville
- Studded Oak Trees
- Wonderful Neighborhood
- Zoned Residential
- ADU allowed
- City Water Available
- Septic Needed
- Power on the property line
- 45 minutes to Sacramento
- 1.25hrs to Lake Tahoe



**ED PERRY**  
Real Estate Agent  
BRE# 02083581  
Cell: (916) 517-9969  
[outdoorprop@yahoo.com](mailto:outdoorprop@yahoo.com)



**JANET DELEO**  
Real Estate Agent  
BRE# 02108215  
Office: (707) 455-4444  
Cell: (209) 304-2495  
[janetcaoutdoorprop@gmail.com](mailto:janetcaoutdoorprop@gmail.com)



**JEREMY PABST**  
Real Estate Agent  
BRE# 02169038  
Cell: (209) 304-7137  
[jpabstrealtor@gmail.com](mailto:jpabstrealtor@gmail.com)