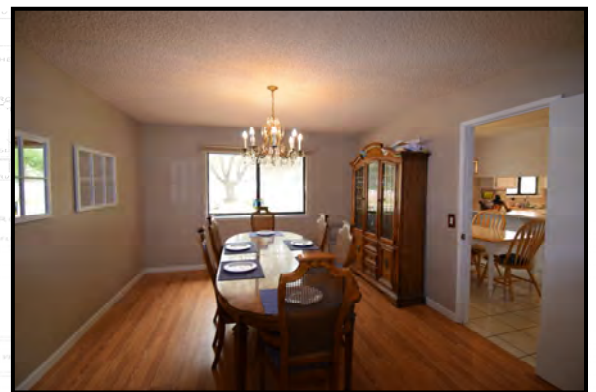
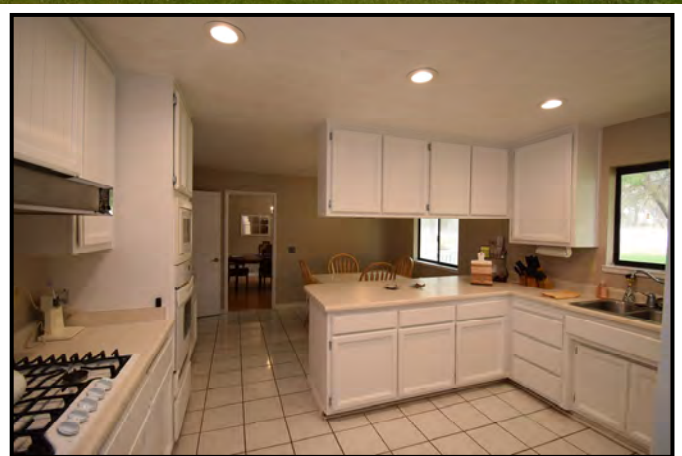




## 4055 Bell Road, Auburn

- Spacious single-story 4 bedroom, 2.5 bath North Auburn home on 4.9 level, fenced acres adjacent to the Coyote Ridge development
- Convenient location just minutes to shopping, restaurants, schools, county offices & trails
- Very useable acreage for entertaining & equestrian activities with space for parking recreational & large vehicles
- Approx. 2478 square feet
- Formal double-door entry with tile floors
- Huge chef's kitchen with prep peninsula/breakfast bar, recessed lighting, informal dining space, pantry, new gas cooktop, wall oven, microwave, double sink & newer dishwasher
- Formal dining room perfect for large dinner parties
- Indoor laundry/mud room & walk-in pantry off side entrance



See Reverse for More Features & Photos →



### **Christine Dickinson**

**Broker**

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DRE#1814700

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Just click on "Buy or Sell a Home"

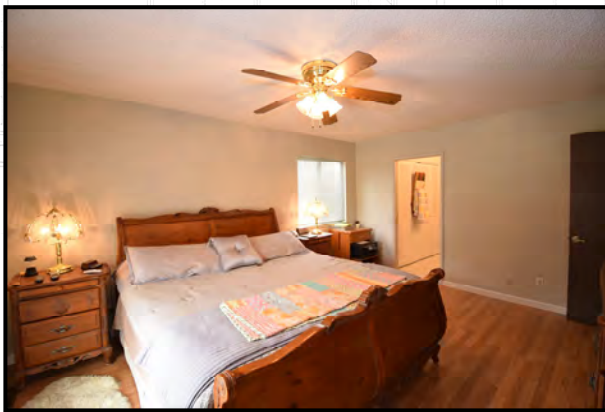
Information supplied by sellers. DRE #02042191



4055 Bell Road, Auburn, CA 95602



- Family room with rock accent wall & wood-burning stove insert
- Spacious master suite with his & hers closets, powder room & updated bath with stall shower
- Roomy guest bedrooms with ceiling fans
- Oversized 2-car attached garage with workbench space & attic storage
- Approx. 1600 square feet of composite decking on front & rear of home with covered space off the living room with views of pool & sunsets
- 20,000-gallon in-ground pool with cement patio



## Updates

- Rear deck surface/framing updated ~ 2010 & front deck surface/framing updated 2019
- Updated flooring throughout (laminated & tile)
- Fresh interior paint
- Roof replaced approx. 2010
- 2 retractable awnings over rear deck
- HVAC system updated approx. 2010 with new furnace, condenser & ducting
- Stainless steel chimney flue & cap replaced in 2019
- Full perimeter fencing (vinyl rail & standard livestock wire fence)
- Building pad for 1200-square foot ADU, workshop or barn
- County approved/stamped ADU plans from 2018 and original building plans available
- City sewer, water & natural gas connected (decommissioned septic system and original well still exist on property)
- Leased solar @ \$196/month (1% annual increase for remaining 15 years)



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