



## **5715 Bolwarra Court, Fair Oaks 95628 - Notes from the Seller**

*This five-and-a-half-year old home was built by the well-regarded, local builder, Elliott Homes. All surrounding homes are single-story lending to an improved sense of backyard privacy.*

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

- ☼ Tandem finished three-car garage
- ☼ The south side yard could be modified for small boat or RV storage. (See “backyard” below)
- ☼ Tile floors with a “wood look” are extended throughout the home.
- ☼ The dining room chandelier in the great room is upgraded from the builder’s standard.
- ☼ 5 ½" inch baseboards
- ☼ Crown molding in the great room and the Primary bedroom.
- ☼ 2" Softwood blinds throughout interior of the home. Curtain rods are installed in the primary bedroom and two of the remaining bedrooms. *Sheers are included in the sale.*
- ☼ Per builder marketing, there is the option of gas or electric for washer/dryer set-up.
- ☼ Interior and exterior LED lights throughout.
- ☼ A whole house surge protector (2024)
- ☼ Tankless water heater
- ☼ Smart Vent fresh air system upgrade

### **Kitchen**

- ☼ All appliances provided by the builder were new with the house (install Dec. 2020)
- ☼ Kitchen Aid 36" six-burner, dual-fuel, freestanding range with oven (commercial style); a Kitchen Aid range hood (commercial style); a Kitchen Aid 30" built-in combo microwave and “smart” wall oven (with Even Heat True Convection); and Kitchen Aid dishwasher with a triple-rack set-up.
- ☼ Stainless steel Kohler apron front kitchen sink
- ☼ Granite countertops (*including island*)
- ☼ Island - even with the sink, the gorgeous island set-up provides an abundance of counter space for entertaining. You'll still have ample space for bar area dining with an appealing, pie-shape design.
- ☼ Full tile backsplash in the kitchen along with soft LED accent lighting under the cabinetry.
- ☼ Spacious walk-in pantry
- ☼ New garbage disposal (2025)

## **Bedrooms and Laundry**

- ☼ All four bedrooms have walk-in closets. The primary bedroom has two walk-in closets. The larger of the two primary bedroom walk-in closets - features a small shelf organizer (installed by owner).
- ☼ The primary bath walk-in shower is a spacious and open design with cultured granite sides. The primary bath countertops are cultured granite with a dual-sink vanity set-up.
- ☼ Cultured marble shower surrounds in baths two and three (bath three is a dual-sink vanity set-up).
- ☼ The laundry room features ample cabinetry storage, and a deep, single-bowl, stainless steel utility sink, and 220V dryer outlet and gas stub.

## **Backyard**

- ☼ Professionally landscaped and larger yard (.26ac\* lot), with gate entry access on both sides with wifi accessible and programmable irrigation controls.
- ☼ North-side gated entry: you have a visually appealing, curved pathway which leads you past the citrus trees to a beautiful patio area. The patio area details a beautiful pergola for a covered outdoor living space which includes a remote-controlled, louvre roof - that can open and close. A remote controlled fan keeps the space cooler for a more enjoyable outdoor dining experience.
- ☼ South-side gated entry: you'll first see the concrete pad / utility area that could be modified for small RV or boat storage. Next, you'll pass an amazing vegetable garden set-up with three Corten steel planter boxes. The garden operates on its own automated irrigation, and separate from the irrigation for the rest of the property. At the corner of the lot, and near the primary bedroom is a lovely jetted spa with a nearby fire-pit. The backyard is both beautiful and thoughtfully laid out to have multiple zones of enjoyment for entertaining and daily use.
- ☼ Three citrus on the lot: lemon, lime, and mandarin orange - set among a landscape with flowers, crepe myrtles, jasmine, and more. The decomposed granite is a lovely mixture of cool and warm tones to pick-up all the different tones and colors of the yard.
- ☼ We believe each bedroom has a lovely view to enjoy.
- ☼ *The pergola and the hot tub are included with the house.*

## **Solar**

- ☼ The builder provided Sunrun solar to the home by pre-paying the twenty year lease term.
  - This is transferable, with approximately 14½ years remaining on the lease.
  - System is managed by Citadel Roofing and Solar.
  - This solar system greatly contributes to reduced electric costs.
- ☼ With inside temperature set to 68 degrees continually throughout the year (a recommended strategy), and 10ft ceilings, the average monthly charge over the last year through April 2026 was \$66.74. *The seller will provide copies of those monthly invoices upon request.*
- ☼ On a related note, gas charges over the same 12-month period averaged \$34.32 per month.

## **Smart Home and Security System**

- ☼ Numerous smart home features throughout (thermostat, lights, detection features, garage door access, door bell camera, deadbolt key pad access, and other security items)
- ☼ [Govee Smart LED outdoor lights](#) (2025). Waterproof, with a variety of color options, patterns, and sequence options via your smartphone app. A premium and discreet light solution for year-round enjoyment.

- ☼ The Liberty Bell security system is owned and can be controlled by an app on the phone, including opening and closing the garage door, breach of security, locking and unlocking the front door, and more. There is an optional subscription that the buyer can opt into for monitoring.

### **Why is it three-bedroom on tax records when it's clearly a four bedroom?**

- ☼ There is pre-plumbing for a kitchenette located in the front bedroom, coming up through the foundation (builder design). It is located inside the exterior wall in the bedroom's walk-in closet.
- ☼ Elliott offered an optional guest suite set-up for the front bedroom involving the adjacent full bath and bedroom and included a kitchenette set-up. The adjacent bathroom and bedroom combine with this living area to make up the guest suite option.
- ☼ The architectural plans for this suite option are owned by Elliott Homes and not something we have access to and we suspect Elliott would not share regardless, which we understand is a normal builder business practice.

### **What we love about the area ...**

- ☼ Short distance to Bella Vista HS (approximately six blocks)
- ☼ Sitting outside under the pergola, the faintest distant sounds of the marching band or of the crowd cheer for a touchdown can almost go unnoticed on an autumn Friday night. Listening closely, the sound adds a nice ambience to the quiet evening, and we know there's a home game at the high school.
- ☼ Walking distance to the Gum Ranch community park that is approximately two to three blocks away. The park features a BBQ picnic area, play structures (including a water splash pad), and a pickle ball court. Access the park, either down the street, or on the path alongside the wilderness area and duck pond. The park is nearby, but far enough away, so that the relative privacy of the cul-de-sac is not impacted.
- ☼ On rainy days, we have enjoyed seeing the geese and ducks enjoy the small retention pond.

### **For those accessing this PDF digitally - underlined text below is a link** (listing agent additions)

- ☼ [A link to Fair Oaks activity guide for the Park and Recs District](#) (link only works with digital PDF)
- ☼ [Fair Oaks Chamber of Commerce link](#) (link only works with digital PDF)
- ☼ [Best restaurants in Fair Oaks](#) (link only works with digital PDF) - TripAdvisor link
- ☼ The property is not too far from [Lake Natoma](#), the American River, great local trails, and numerous great local dining and shopping options.
- ☼ Commuters: you're approximately four miles from Hwy 50 access.

**4BD • 3 Full Baths • 2513sqft • .2614ac\* • 3-Car Tandem • [3D Zillow Tour](#)** (link usable with digital PDF only)

*There is also a Video Tour, 3D Zillow Tour, and Floor Plan Available.*

Steve Ostrom • 916-308-2446 • [Homes@RosevilleAndRocklin.com](mailto:Homes@RosevilleAndRocklin.com) • Coldwell Banker Realty  
2200-B Douglas Blvd. Suite #200, Roseville, CA 95661 • CalRE# 01344154

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