



LUXURY

2913 BEDFORD AVENUE

A Hidden Gem in California's Gold Country

Tucked away in the foothills of El Dorado County, the Gateway to the Sierra Nevadas , Bedford offers a rare opportunity to experience the charm of historic Placerville while enjoying access to the breathtaking Sierra Foothills, filled with outdoor adventures, and vibrant local traditions.



2913 Bedford Ave Placerville, CA 95667

Buyers are advised to independently verify all information provided, including but not limited to zoning, land use, and regulatory matters, with the applicable city or county planning department prior to close of escrow



A Town Built on **HISTORY**

Discover Placerville

Long before it became a beloved foothill community, **Placerville** was shaped by **California's Gold Rush era**.

Today, this historic town continues to preserve its heritage through:

- Historic Main Street
- Gold Rush landmarks
- Local farms and orchards
- Family-owned businesses
- Scenic mountain surroundings

Placerville offers a lifestyle where the past is preserved and every day feels connected to California's story.

Where history is not remembered it is lived.



THE RESIDENCE

The Residence a Home With Character

2913 Bedford Avenue

A charming residential property positioned within one of El Dorado County's most desirable lifestyle communities.

Designed around comfort and connection, this residence offers a peaceful retreat while remaining close to downtown conveniences and regional adventures.

Residence Highlights

- **Historic** Placerville location
- Approx. **1,043 Sq. Ft.** residence
- Approx. **0.25-acre lot**
- **Detached garage**
- Outdoor **patio areas**
- **Wood stove** warmth
- New **Mini-split HVAC** for year-round comfort
- Convenient access to **Downtown Placerville**

A residence that reflects the character of its surroundings warm, welcoming, and rooted in the beauty of California's foothills.



HOME TOUR



GARAGE DOOR DETAIL





HOME TOUR



WINDOW DETAIL





HOME TOUR



WINDOW DETAIL



HOME BLUEPRINT EXPERIENCE

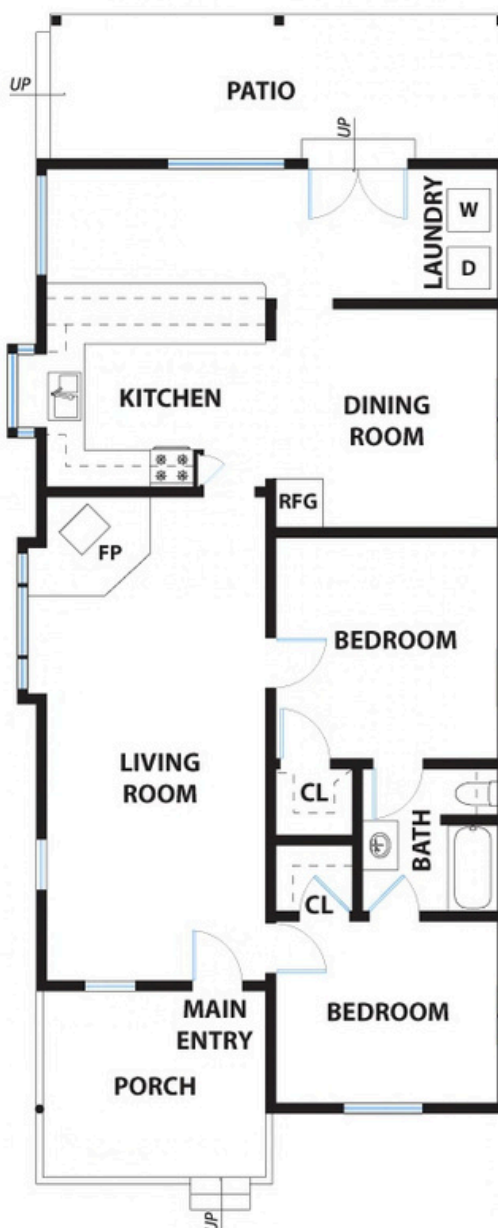


GARAGE DOOR DETAIL

Floor Plan

exp LUXURY
REALTY

2913 BEDFORD AVENUE
PLACERVILLE





THE PLACERVILLE LIFESTYLE

Small Town Charm. Endless Possibilities.

Living in Placerville means enjoying a lifestyle surrounded by:

Historic Downtown Experiences

- ✓ Local restaurants
- ✓ Boutique shopping
- ✓ Antique stores
- ✓ Community events
- ✓ Historic architecture

Weekend Traditions

Explore:

- ✓ Apple orchards
- ✓ Farmers markets
- ✓ Local wineries
- ✓ Scenic countryside roads



***A slower
pace.***



***A richer
experience.***



GOLD COUNTRY DISCOVERY

Follow The Trail Of California History

Living in Placerville means enjoying a lifestyle surrounded by:

EXPLORE THE GOLD COUNTRY

The area surrounding Placerville is filled with historic destinations and unforgettable experiences.

GOLD BUG PARK & MINE

Roll into California's mining heritage with preserved tunnels and Gold Rush history.

MARSHALL GOLD DISCOVERY STATE HISTORIC PARK

Experience the historic location grounded in California's famous gold discovery.

APPLE HILL

A local tradition featuring:

- ✓ Orchards
- ✓ Farm experiences
- ✓ Seasonal festivals
- ✓ Country landscapes

A slower pace. A richer experience.



NATURE AT **YOUR DOORSTEP**

An Outdoor Enthusiast's Paradise

From peaceful trails to mountain adventures, Placerville offers access to some of Northern California's most beautiful landscapes.

HIKING ADVENTURES

- ✓ El Dorado Trail
- ✓ Sierra foothill trails
- ✓ Forest hiking routes
- ✓ Scenic nature paths



FOLSOM LAKE

- ✓ Boating
- ✓ Swimming
- ✓ Water activities



SLY PARK RECREATION AREA

- ✓ Fishing
- ✓ Hiking
- ✓ Kayaking
- ✓ Picnics





SIERRA MOUNTAIN ESCAPE

From Foothills To Alpine Peaks

Placerville provides a gateway to California's legendary Sierra Nevada mountains.

WINTER ADVENTURES

- ✓ Ski Resorts
- ✓ Snowboarding
- ✓ Snow & Sledding
- ✓ Mountain Retreats
- ✓ Backcountry Ski
- ✓ Crosscountry Ski
- ✓ Snowmobiling



MOUNTAIN EXPLORATION

- ✓ Hiking
- ✓ Camping
- ✓ Rock Climbing
- ✓ Scenic Mountain Drives
- ✓ Waterfall Chasing
- ✓ Sunrises
- ✓ Kayaking



A location where every season brings a new adventure.

CONNECTED LOCATION

Perfectly Positioned Between Sacramento & The Sierra

SACRAMENTO

Around an 1 hour

- ✓ City Dining
- ✓ Entertainment
- ✓ Shopping
- ✓ Employment Opportunities
- ✓ Cultural Attractions



HISTORIC FOLSOM

Around 30–40 minutes

- ✓ Historic District
- ✓ Restaurants
- ✓ Trails
- ✓ American River Recreation



LAKE TAHOE

Little over an 1 hour

- ✓ On-the-Water Adventures
- ✓ Crystal-Clear Waters
- ✓ Epic Hiking Trails
- ✓ Mountain Escapes



Own A Piece Of California **HERITAGE**

Bedford Avenue

More than a residence. A place where:
History surrounds you.
Nature inspires you.
Adventure awaits you.

PROPERTY
DETAILS



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