



Great opportunity in the coveted Sinsheimer neighborhood. Hidden away on a private drive of custom residences, this 2,061 square foot home consists of 4 bedrooms, 3 baths, a den, an enclosed sun-room with access to a covered deck, and an attached 2 car garage. The first story, built in 1985, includes the kitchen, dining area, living room, sunroom, two guest bedrooms, a full guest bath, plus a master bed & bath. The second story, built in 1993, includes a den, bedroom, bath, beautiful views, and offers great flexibility as an in-law suite, teenager retreat, or a parent's getaway. Additionally, the second story staircase is accessible through the kitchen or the garage, making it the perfect floor plan for a legal vacation rental. Live downstairs and rent the upstairs while maintaining total separation. A private yard, with mature landscape, including evergreens, figs and flowering hedges, plus a prime location near downtown, schools, and parks, complete this wonderful home. Though the vintage is original, it has been well maintained by the same family for 33 years and is move-in ready. Great home. Great opportunity.

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CALIFORNIA COASTAL
REAL ESTATE

HOME FEATURES

- 4 Bedroom, 3 Bath
- Approximately 2,100 square feet of living space
- Versatile floor plan
- Master on the main
- Large sunroom off living room
- Second story addition including bed, bath and den with internal/external access
- Perfect floor plan for vacation rental or extended family
- Dual pane windows / Central heating (new furnace installed in 2013)
- New carpet (2018)
- Abundant storage
- Attached two-car garage with laundry hookups

DISTINCTIVE FEATURES

- Single story living with second story guest quarters
- Living room with brick fireplace and hearth
- French doors in living room and sunroom
- Beautiful mountain views from second story
- Private yard with mature landscaping, including stunning fig trees, a majestic Silver Oak and flowering hedges
- Serene location on a charming private street of custom homes

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