

CALL ME IRRESISTIBLE

Integrated Solar Panel Roof



2551 Cowan Way, Livermore
5 oversized bedrooms 4,030 sq. ft. (approximately)
4.5 baths Integrated Solar Panel Roof
3 Car garage



FEATURES

Meander through the winding streets with neighborhood greens and parks to this impeccable Craftsman home with upgrades of the finest customs.

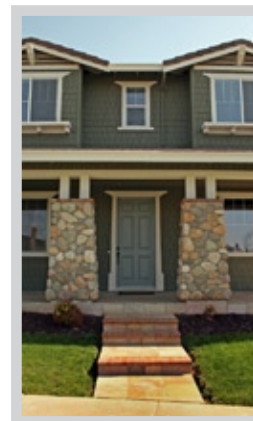
LaDera Estates right off South Vasco Road presents an outstanding opportunity to live amongst the wine grapes, bike paths, and large open spaces, unfounded in many communities.

Come visit...you will call this home.



Rose Perry
Rose Perry
BROKER

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\$1,149,000

See reverse side for amenities

AMENITY LIST

- *Craftsman Architecture*
- *Tile & concrete walkway & front porch*
- *Gorgeous 16X16 Tile in entry, hallways, powder room, kitchen, mudroom & laundry*
- *Spiral staircase with cherry wood handrails & iron balusters*
- *Large study/parlor or game room*
- *Formal living room with gas fireplace*
- *Stunning kitchen with Old World Mahogany stained, Cherry wood cabinetry. Full wall pantry, huge island with slabs of granite, top of the line Viking stainless steel appliances...gas cook top with griddle, hood, dishwasher, extra deep microwave, oven, trash compactor & 42" built in double door refrigerator. Reverse osmosis water filtration system for kitchen water use*
- *Full water filtration system for entire home*
- *Laundry room with upgraded tile and built in sink*
- *Mud room off kitchen & laundry with outside entry to rear yard*
- *Bedroom & full bath on first floor*
- *Huge Master suite with sitting room retreat & outside balcony overlooking vineyard*
- *Master bath with marble tile shower, counters, vanity & oval soaking tub, upgraded tile*
- *HUGE master closet*
- *2 Extra large bedrooms with Jack & Jill bath*
- *Guest bedroom with separate bath (upgraded)*
- *Mirrored closet doors throughout*

OUTSIDE YARD FEATURES

- *Timed sprinklers*
- *Large rear patio with outside kitchen consisting of large BBQ and Fridge*
- *Pergola slate tile*
- *Outside fireplace with raised hearth*
- *3 car garage (one tandem)*
- *Roof integrated solar panels/ saving \$100's of dollars monthly...a rare and costly find*

NO REAR NEIGHBORS..OPEN SPACE WITH PLANTED VINEYARD

ACROSS FROM GREEN BELT

NEIGHBORHOOD PARK WITH PLAY EQUIPMENT, TABLES & EXPANSIVE GREEN LAWNS

OFFERED AT \$1,149,000

