

CALL ME UNFORGETTABLE



614 S. Livermore Ave



3 oversized bedrooms    15,000 sq. ft. lot (approx)  
3 full baths              Full basement  
2000 sq. ft. (approx)    Zoned for additional unit (in-law)

FEATURES

*Follow the quaint brick walkway through the charm of the past into the beauty of the present. Very pleasing to the eye in this custom home, built by the Lyons family in 1942 and considered one of Livermore's premium homes of its era. Not a thing left undone but lovingly completed with the flavor of yesteryear.*

*Walk to all City buildings, including the recently completed state of the art library, police station and City of Livermore public buildings. Near walking & bike paths. 5 blocks from Theater, Performing Art Theater and quaint restaurants. Within blocks of Livermore's finest wineries and tasting rooms. 10 minutes to Del Valle Lake. Desirable OLD SOUTHSIDE.*



Rose Perry  
BROKER

Cell 925.250.2887  
homes@roseperry.com  
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Priced at **\$770,000**

See reverse side for more

### FEATURES CONTINUED

- *Front bedroom complete with full, remodeled bath. Extra large travertine stall shower with custom seamless glass enclosure, brushed nickel fixtures, free standing decorative basin. Travertine marble flooring.*
- *Extra large guest bedroom with large, extra deep closet.*
- *Hall bath is gorgeous with travertine marble 16X16 tiles extending from floor to wainscoted walls. Jetted soaking tub, custom freestanding, cherry wood cabinet with slab of travertine resting underneath top mounted copper basin with top of the line nickel fixtures. Tiffany light fixture, and decorative sconces, beside freestanding mirror.*
- *Master bedroom with full bath. Terracotta tile pavers in bath, HUGE oversized shower with shampoo cubby, full seat all in travertine tiles from floor to overhead ceiling and floor to ceiling custom glass enclosure. Walk in closet plus extra 3 door oversized closet.*
- *Huge living room with extra large used brick gas fireplace encased in white mantle and beader board walls. Full built in bookcase. Hardwood flooring.*
- *Large formal dining with terracotta tile pavers, 4 inch baseboard throughout house. Picture hanging crown molding.*
- *Kitchen is a delight with honed granite counter tops, stainless appliances. (oversized gas 5 burner range) Original solid wood cabinets with pewter hardware. Paver tile flooring. Decorative wine cabinet.*
- *Large laundry, all purpose room, mud room. Built in desk, drawers, and broom closet.*

### ADDITIONAL FEATURES

*Beautifully maintained yard, brick patios, covered brick porch, hand crafted iron fencing with gates and arbors. Flower garden, timed sprinklers, mature trees. Newer oversized heating and air. Copper plumbing, 40 year composition shingle roof. Wood double hung windows, with custom shutters throughout. Hardwood flooring in living room, bedrooms, & halls. All other rooms tile and travertine marble. Plaster walls. Replaced sewer and main water lines.*

*Designed for 2 car garage facing S. Livermore where new approach is installed. Cottage next door is not included with house. Fencing to be installed where staked in rear. Ask agent for garage details. (Owner is licensed real estate agent acting as principle)*



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