

# Realty Professionals

Call For Address, MLS#: 302093

\$304,900



## Contact

RE/MAX Realty Professionals

LewJene Schneider

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## Description

Beautiful Arts & Crafts/Mission style, 1-owner custom home built in September 2005. VC Schools/Park City water/utilities. GREAT, FAMILY neighborhood. Walking paths around the 2 ponds. Neighbors are friendly. Spontaneous block parties on this end of Fallbrook happen 2-3 times per year. EXTERIOR is concrete board stucco & manufactured stone. This is NOT EIFS, it is CONCRETE BOARD stucco, installed by Aztec Stucco. They used a 1/2 concrete board instead of foam. Behind the concrete board is a house wrap/moisture barrier. This application is considered better than foam & meets requirements of companies relocating employees. The large deck in back is covered w/railing. Perfect f/grilling & dining. There is also a private, covered deck w/hottub off the master bath. The hottub is well maintained & ready for use. The pond is visible from both decks, as are deer during season. MAN-LAND GARAGE/DEN: 3 generously sized car stalls AND an additional Man Den/Shop space. The 2-car portion measures 24' x 24'. The 3rd car garage/shop also measures 24' x 24'. Both are insulated w/ceiling fans in the shop. The shop portion has cable, just bring Lazy-Boy & TV! Exterior door to the fenced boat pad. Also has a 4'x 4' fenced corner with a doggie door to stone patio in back. Your dog can come into the garage, but doesn't have full access to garage & its contents. INTERIOR DETAILS: Baseboards, trim, custom cabinetry, doors are all Knotty Alder, stained in a cherry finish. All cabinetry was built by Rusty Clements Custom Cabinets of Eldorado. Interior doors are solid wood, including closet doors. The entryway, dining & hallways have engineered hardwood floors. The kitchen & laundry/mudroom floors are slate. Kitchen backsplash is slate with ceramic/copper accents. The bathrooms floors are tile. The basement floor is stained concrete. Hardware is almost exclusively oil-rubbed bronze, even floor vents are oil-rubbed bronze, from Restoration Hardware. All 4 bedrooms, both living rooms & both decks have ceiling fans. Ceilings: Vaulted in hearth room, 10' in kitchen/dining/great room & 9' high in the remainder of main floor. The greatroom has a 2-sided fireplace w/floor to ceiling manufactured stone, slate hearth & gas logs, is also woodburning. Master control f/speakers built into the great room, master, & kitchen. Wires are pulled & ready f/back deck. Custom built-in bookcases. GAS stove & dishwasher are stainless, Whirlpool Gold. Other great features include bearpaw design accent backsplash, plate & wine racks, & custom-built roll-top desk. Besides being very functional f/cooking & easy to clean, the layout & attached eat-in bar are great for entertaining. You know everyone ends up in the kitchen at parties there's room for all those people here!! High end light fixtures add to the overall arts and crafts feel of the house. The 160 sq ft master bath is a unbelievable walk-in shower w/2 main heads (rain & variable massage), 1 hand-held head (great for clea

## Listing Information

Build Year	2005
Square Feet	3311
Bedrooms	4
Bathrooms	3
Garage	Attached, Oversized, Side Load - Four+ Car
Basement	Yes - Finished - 2 Bedroom, 1 Bath, Rec/Family Room, Game Room, Dry Bar, Storage, 1 Add. Finished Room
Tax Year	2009
Architecture	Ranch
Area	801
Builder	CASADO-MCKAY

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Heat	Forced Air, Fireplace/Ducted, Gas
Roof	Composition
Utilities	Sewer, Natural Gas, Public Water
Fireplaces	One, Family Room, Master Bedroom, Gas, Wood burning, Two Way, Gas Starter
Exterior	Masonry-Stone, Stucco, Other/See Remarks
Garage Size	4
Lot Square Ft	24,383
Ownership	Individual
Property Type	RESIDENTIAL
Property Sub Type	Single Family OnSite Blt
Dining Room Desc	Eating Bar, Kitchen/Dining Combo, Kitchen/Family Room
Kitchen Desc	Desk, Eating Bar, Island, Pantry, Electric Hookup, Gas Hookup
Master Bed Desc	Master Bdrm on Main Level, Master Bedroom Bath, Shower/Master Bedroom
Subdivision	BEARHILL ESTATES

## Dimensions

Master Bedroom	20x17
Living Room	16.5x19
Kitchen	21x16
Game Room	13x13
Family Room	26x17
Dining Room	20x16

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Bedroom 2 16x12.5

Bedroom 5 13.5x11

## School Information

Elem. School Abilene

Middle School Valley Center

High School Valley Center

## Features

Basement, Central Air, Fireplace

## Lot Features

Cul-De-Sac