



455 Sunset Drive

Property Notes

www.455Sunset.com

Background

- Home was built in 1970
- Current owner purchased property in 1977

General

- 0.57 +/- acre parcel
- 2,120 +/- sq ft main residence
- 3 bedrooms plus office
- 2 ½ baths
- 2 car attached garage and 2+ off-street parking spaces
- 1 BR/1BA guest unit with kitchen
- 600 +/- sq. ft. detached workshop

Exterior

- Natural, wooded setting
- Wrap-around deck provides views and sitting and eating areas
- Paved driveway
- Composition shingle roof
- Irrigated landscaping

Living Room

- Open to dining room
- Full wall of windows provides forest views and natural light
- Gas burning fireplace with stone surround
- Berber carpeting
- Large sliding glass doors provide access to deck

Formal Dining Room

- Open to living room
- Berber carpeting
- Halogen light fixture

- Forest Views

Kitchen

- Forest views
- Tile floor
- Pantry with bi-fold doors
- Classic white cabinetry
- Formica countertops
- Kenmore side-by-side refrigerator with ice and water in door
- Kenmore 4-burner electric range and oven
- Kenmore dishwasher
- Double-bay sink with disposal

Family Room

- Open to kitchen
- Berber carpeting
- Ceiling fan
- Large closet with double bi-fold doors
- Built-in desk
- Large sliding glass door allows forest views and access to back patio

Master Suite

- Berber carpeting
- Sliding glass doors lead to deck
- Forest views
- Ceiling fan
- Walk-in closet
- Master Bath
 - Berber carpeting and tile floors
 - Brushed nickel fixtures
 - Stall shower with tile surround
 - Vanity with storage cabinets and tile countertop

Bedroom

- Berber carpeting
- Ceiling fan
- Large, mirrored sliding closet doors
- Views of backyard gardens and forest

Bedroom

- Berber carpeting
- Ceiling fan

- Large closet with sliding doors
- Views of backyard gardens and forest

Main Bath

- Tile floors
- Vanity with cabinets and tile countertop
- Shower over tub with tile surround

Office/Bonus Room

- Private bonus room
- Separate hallway with storage cabinets and closet
- Carpeting
- Forest views

Laundry

- Located off kitchen
- Tile floor
- Storage cabinets overhead
- Whirlpool electric dryer
- Kenmore washer

Powder Room

- Located off kitchen and laundry room
- Tile floor
- Pedestal sink
- Brushed nickel fixtures

Outdoor Spaces

- Storage area under deck
- Large detached storage shed in backyard
- Irrigated landscaping
- Trees and plants
 - Native oaks and conifers
 - Assorted ferns
 - Ivy
 - Azalea
 - Star jasmine
 - Asparagus fern
 - Rhododendron
 - Dogwood

1BR/1BA Guest Apartment

- Patio with parking space
- Living Room
 - Spacious, open floor plan
 - Forest views
 - Sliding glass door entry
 - Linoleum and carpet flooring
- Master Bedroom
 - Carpet flooring
 - Closet with double bi-fold doors
 - Views of meadow and forest
- Kitchen and Dining
 - Large dining area open to kitchen and living room
 - Separate pantry
 - Amana Refrigerator
 - Maytag 4-burner electric range and oven
 - Formica counters
 - Carpet flooring
 - Double-bay sink
- Bath
 - Stall shower
 - Single vanity
 - Linoleum floor
- Laundry Room
 - Located off living room
 - Extra shelves for storage

Infrastructure

- La Tierra Heights Water System (22 homes share this system)
- Standard Septic
- PG&E
- Internet: Comcast available
- TV: DirecTV
- Natural Gas

Personal Property Not Included In Sale

- Dining room light fixture
- Potted plants and patio furniture

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