



1650 Chardonnay Way

Property Notes

www.1650Chardonnay.com

General

- Home built in 1979
- Current owner purchased property in 1994
- Extensively remodeled in late 1990's and early 2000's
- Custom quality
- 0.22 +/- acre lot
- 2,632 +/- sq. ft. residence
- Single story
- 4 bedrooms/2 baths
- Living room
- Dining room
- Kitchen with casual dining
- Family room
- Wine cellar
- Laundry room
- Easy indoor/outdoor flow
- 2 Car garage
- Two 10' x 10' sheds, one with temperature control
- Exterior: stucco with cement tile roof
- Expansive outdoor entertaining areas
- Back-up electric generator for entire property

Living Room

- Maple floors
- Cathedral ceiling
- Wood burning fireplace with stone surround and concrete hearth
- Recessed lighting

Dining Room

- Maple floors
- Sliding glass doors leading to backyard entertaining areas
- Recessed lighting

Kitchen

- Spacious work area with central island
- Casual dining area
- Tile countertops

- Tile floors
- KitchenAid refrigerator and freezer
- KitchenAid dishwasher
- KitchenAid gas cooktop
- KitchenAid double oven
- Painted cabinetry
- Double door pantry and second pantry
- Built-in desk
- Recessed and track lighting
- Skylight
- Large windows for natural light
- Outside access

Family Room

- Open to kitchen
- Tile floors
- Built-in pine shelving
- Recessed lighting
- Sliding door access to the front courtyard

Wine Cellar

- Accessed through secret door behind family room built-in shelving
- Temperature controlled
- Wine racks with capacity for approximately 1,050 bottles

Central Hall Leading To Bedrooms

- Maple floors and solid maple doors
- Coat closet
- Utility closet
- Linen closet

Master Suite

- French door access to master bedroom patio
- Tongue and groove cathedral ceiling
- Tile floor
- Recessed soffit lighting and up lighting
- Triple closet
- Bath
 - Double vanity with tile counter and brass fixtures
 - Tile floor
 - Shower with tile surround and brass fixtures
 - Tub with tile deck and brass fixtures
 - Skylight
 - Linen closet

Guest Bedrooms (3)

- Tile floor
- Track lighting and/or recessed lighting
- Southeast bedroom has built-in shelving and cabinetry

Guest Bathroom

- Single vanity with concrete counter and vessel sink
- Custom sconces
- Brushed brass fixtures
- Italian marble floors and walls with bronze inlay
- Oversized shower with frameless glass surround
- Skylight
- Mirrored cabinet

Laundry/Mud Room

- Two Whirlpool Duet steam dryers (newer)
- Two Whirlpool Duet washers (newer)
- Tile floors
- Pine cabinet storage
- KitchenAid refrigerator

Garage

- Two car side-by-side attached with automatic door opener
- Built-in shelving
- Outdoor access

Outdoor Living

- Private front courtyard with tile and decomposed granite patios
- Expansive back and side yards with open patios
- Beautiful established trees
- Mostly drought tolerant plants with automatic drip irrigation
- Extensive outdoor lighting with Grafik Eye lighting controls

Infrastructure

- Generator: High-capacity (powers entire property) natural gas-powered electric generator in a high-quality sound enclosure. Professionally maintained since new.
- HVAC: Two zone forced air gas central heat and air conditioning
- Natural Gas: PG&E
- Electric: PG&E
- Water: City
- Sewer: City
- TV: Wired for Dish Network in family room, master bedroom and one guest bedroom
- Cable TV available in neighborhood
- Internet: Wired for AT&T
- Phone: Wired for AT&T 5 lines
- Clean Crawl Space moisture barrier
- Two sump pumps in the sub area



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