



COLDWELL BANKER BROKERS OF THE VALLEY

1181 Starr Avenue

Property Notes

Background

- Tax records indicate a year built of 1997
- Seller is the second owner and purchased the property in 2000

General

- 10,873 +/- sq ft lot according to appraisal
- 2,792 +/- sq ft house
- 4 Bedrooms/3.5 Baths, including master suite
- Great room: kitchen/family room combination
- Study
- Laundry room/mud room
- 2 Car detached garage
- Jack Chandler designed back yard pool/patio
- In-ground heated pool and spa
- Built-in outdoor barbecue
- Walking distance to Main Street

Features Throughout

- Oak floors all public rooms
- High ceilings
- Recessed lighting
- Raised panel doors
- Abundant storage
- Toto toilets

Great Room

- Includes family room, kitchen and breakfast nook
- Family Room
 - Cathedral ceiling
 - Wood burning fireplace with gas starter and faux painted mantle
 - Built-in bookshelves
 - Media cabinet with wiring for speakers to living room, family room and master bedroom
 - French doors to patio and pool
- Kitchen and Breakfast Nook
 - Alder cabinets

- Pull-out shelves in lower cabinets
- Full extension drawers
- Granite counters
- Large central island and breakfast bar with storage cabinets
- Bosch Dishwasher
- 6 Burner Viking gas cook top
- Viking double electric oven
- GE side-by-side refrigerator
- Subzero wine refrigerator: holds 4 cases
- Double sink
- Large pantry

Living Room/Dining Room

- Dramatic entry hall
- Spacious living room and formal dining
- Open floor plan
- French doors leading to side garden
- Gas fireplace with marble surround and wood mantle

Master Suite

- Located on the first floor
- French door leading to pool and patio
- Walk-in closet
- Additional triple bay wall closet
- Linen cabinet
- Carpeted bedroom and marble floor bath
- Jetted tub
- Separate shower
- Double vanity with tile counter
- Separate water closet

Study/Den

- Located on the first floor with French doors to outside
- Has a closet and can be used as a bedroom

Guest Bedrooms

- Guest bedrooms #1 and #2 located on second floor with shared bath
- Guest bedroom #3 located on second floor with en suite bath
- All guest bedrooms have two closets

Half Bath

- Located on first floor
- Pedestal sink
- Marble floor
- Was plumbed for shower

Guest Baths

- Marble floors
- Shower over tub
- Shared bath has double vanity

Laundry Room/Mud Room

- Direct access to driveway
- Granite counter and utility sink
- Front loading Frigidaire washer and dryer
- Alder storage cabinets

Garage

- Detached 2 car

Exterior

- Handsome elevations
- Expansive front lawn
- Wrap around redwood front porch with French door access
- Dual pane windows
- Composite roof

Outdoor Entertaining

- Jack Chandler designed pool and patio
- In-ground heated pool and jetted spa
- Pool is 3' to 5' deep
- Pool has fountain feature and lights for evening swimming
- Gas heater
- Solar cover
- Built-in Lynx barbecue with granite buffet area
- Oversized pergola and expansive concrete patio
- Built-in outdoor lighting at stairs, pergola and some of the trees
- Portable outdoor shower

Gardens

- Automatic irrigation
- Stately oak tree in front
- Lovely side garden with space for seating
- Roses
- Rose arbor
- Crab apple
- Camelia
- Rhodadendron
- Crepe myrtle
- Olives
- White azaleas
- Periwinkle
- Wax leaf privet

- Espalliered lemon
- Potted myer lemons
- Kumquat tree
- Orange tree
- Fuyu persimmon tree
- Fig tree
- Gum trees
- Jasmine
- Purple trumpet vine
- Hydrangea
- Creeping fig
- Culinary bay laurel
- Rosemary
- Purple clematis
- Sage, oregano, thyme, flowering onion

Infrastructure

- City water
- Natural gas, PG&E
- Central heat and air conditioning: 2 zone
- Comcast available
- DSL available

Personal Property Included in Sale

- Window treatments except those in two upstairs bedrooms
- Dresser in master closet
- Kenmore front loading washer/dryer
- Subzero refrigerator and wine frig
- Miniature potted lime tree
- Large potted lemon trees at pool
- 3 Pots on lower front porch with white camellias
- Microwave

Items Excluded From Sale

- Small rose bush at driveway near garage
- Chandelier in main entry
- All other pots

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