



COLDWELL BANKER BROKERS OF THE VALLEY

929 Signorelli Circle

Property Notes

Background

- Tax records indicate a year built of 1998
- Seller is the original owner of the property

General

- 9,583 +/- sq ft lot
- 2,020 +/- sq ft house
- 3 Bedrooms/2 Bath, including master suite
- Great room
- Spacious entry with double front door
- Media room/den
- Laundry room/mud room
- 2 Car detached garage
- In-ground heated pool with patio
- Views of Signorelli barn
- Walking distance to Main Street

Features Throughout

- Maple floors in most rooms
- High ceilings
- Brushed nickel hardware
- Plantation shutters or wood blinds
- Recessed lighting
- Raised panel doors

Great Room

- Includes living room, kitchen and dining area
- Living room
 - Wood burning fireplace with gas starter and marble surround
 - Built-in bookshelves
 - Media cabinet with wiring for speakers
 - Sliding doors to patio and pool
- Kitchen and Dining Area
 - Maple cabinets
 - Pull-out shelves in lower cabinets

- Granite counters
- Large central island and breakfast bar
- GE Profile appliances
- Dishwasher
- 4 Burner gas cook top
- Self cleaning, convection oven
- Side-by-side refrigerator
- Microwave
- Double sink
- Pantry cabinets
- Wood blinds
- Cleaning closet

Media Room/Den

- Double French doors leading to main entry hall
- Travertine window seat
- Custom built-in cabinet/and shelves designed for speakers, large screen TV and file storage

Master Suite

- Sliding door with plantation shutters leading to pool and patio
- Walk-in closet
- Linen cabinet
- Jetted tub
- Separate shower
- Double vanity with tile counter
- Clerestory windows above vanity
- Separate water closet

Guest Bedrooms

- Second bedroom has custom built alder wardrobes and desk
- Alcove in guest wing with linen storage

Second Bath

- Tile counter
- Custom soffit with recessed lighting
- Tub with shower
- Double sink vanity
- Maple vanity cabinet

Laundry Room/Mud Room

- Direct access to back patio
- Granite counter acts as folding area and doubles as buffet for outdoor parties
- Front loading Frigidaire washer and dryer
- Maple storage cabinets
- Tile floor and back splash
- Stainless steel utility sink
- Built-in ironing board

Garage

- Detached 2 car
- Charming ivy-covered exterior
- Extra storage in upper area

Pool

- In-ground rectangular shape
- Approximately 12' X 30'
- Gas heater
- Electrically controlled cover
- Durable and attractive Pebble Tec bottom

Exterior and Gardens

- Handsome stucco exterior
- Double door entrance
- Dual pane windows
- Composite roof
- Stamped concrete patio
- Japanese maples
- Ornamental pears
- Jasmine
- Front and backyard lawns
- Automatic sprinklers

Infrastructure

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

Personal Property Included in Sale

- Refrigerator
- Washer/dryer
- All window treatments
- Decorative tiles hanging on back fence

Items Excluded From Sale

- Speakers in living room and media room
- Custom made alder bed and headboard in 2nd bedroom

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