



COLDWELL BANKER BROKERS OF THE VALLEY

1690 Sylvaner Avenue  
Property Notes  
[www.1690Sylvaner.com](http://www.1690Sylvaner.com)

#### Background

- Home was built in 1977
- Seller is the original owner of the property
- New addition of dining room, family room and master suite in 1991

#### General

- 0.32 +/- acres
- Main House: 2416 +/- sq ft
- 4 Bedrooms
- 3 Full Baths
- 2 car attached garage
- Vineyard views

#### Features Throughout

- Double-pane Milgard windows
- Energy efficient family room and master bedroom west facing windows

#### Living Room

- Tongue and groove knotty pine or fir cathedral ceiling
- Carpet and oak flooring
- Stone wood burning fireplace with wood mantle

#### Kitchen

- 4 Burner electric GE cooktop with 2-speed hood fan
- GE wall oven
- Stainless steel double sink with Grohe faucet
- Maytag dishwasher
- Formica counter tops
- Garbage disposal
- Laundry closet with washer and dryer

#### Dining Room

- Part of new addition in 1991
- Oak floors
- Sliding glass door opens to deck

#### Master Bedroom and Bath

- Vineyard views
- Secret door with hidden shelves for storage
- Wall-to-wall carpeting
- Bath: remodeled by Gar Rector
  - Warm ceramic tile floor with thermostatic control
  - Double vanity with Kohler sinks and Grohe fixtures
  - Shower with seamless door, bench and Hansgrohe shower wand
  - Aquatic programmable spa tub with jets, bubblers, and chromatherapy lights
  - Marble tile tub and shower

#### Guest Bedroom Wing

- One bedroom suite with vineyard views
- Two additional bedrooms and one bathroom
- Both bathrooms have bathtub/shower combination
- Lighted closets
- Wall-to-wall carpeting
- Linen, coat, and cleaning closets in hallway

#### Laundry Room Closet

- Washer and electric dryer convey
- Laundry closet located in kitchen

#### Family Room

- Located on lower level
- Carpeted
- Sliding glass door to outside
- Built-in bookshelves
- Recessed lighting
- Storage for wine under stairway

#### Garage and Parking

- 2 Car garage attached
- Automatic door opener

#### Landscape

- Trellised deck
- Brick patio for eating and entertaining
- Vineyard views
- Rock walls
- Lawn
- Room for a vegetable garden
- Property is fenced
- Trees and Plants
  - Wisteria
  - Fruit trees, including persimmon, peach and apple
  - Roses

- Lavender
- Pistachio
- Birch
- Hawthorne
- Magnolia
- Clematis
- Alstromeria
- Table grape
- Iris
- Dogwood

#### Infrastructure

- City sewer
- City water
- Gas: PG&E
- Electric: PG&E
- Heating and AC: Two units and two zones
- Water Heater: tankless for upstairsmaster bath and traditional for downstairs use
- TV: Comcast available
- Internet: Comcast
- Central vacuum system
- Easy access to crawl space

#### Personal Property Included In Sale

- Washer and dryer
- Workbench in garage