



3555 Ballantyne Drive
PLEASANTON *Pleasanton Meadows*

Virtual Tour & Flyer:
www.3555BallantyneDr.com

*W*ith access to top schools and great parks, Pleasanton Meadows is an ideal family location. Enjoy it all from this spectacular 2,142 sq. ft., 4-bedroom, 2.5-bath home on a quiet street. The home contains approx. \$114,000 in quality improvements!

The first floor offers a large foyer, formal living and dining areas, maple/granite/stainless kitchen with casual dining area, family room and half-bath. Upstairs, you'll find a full guest bath, three secondary bedrooms and a large master suite.

Highlights include porcelain tiled flooring, remodeled baths, new Simonton windows, Plantation shutters and ceiling fans. The exterior boasts new stucco, new rain gutters, Mahogany garage and main entry doors and gorgeous landscaping.

Offered at \$1,188,000 No HOA!



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General features...

- Built in 1987, no HOA, lot size 7,700 sq. ft.
- Slab foundation, stucco exterior, tile roof, two-car garage
- Flooring: newer Stainmaster carpeting, porcelain tile
- Recessed lighting, maple cabinetry, granite counters
- Ceiling fans with remotes throughout
- New exterior and interior custom paint
- Crown molding in lower level rooms
- Six-panel interior doors, crown molding, retextured ceilings
- Newer A/C system, new Simonton dual-pane windows

Downstairs spaces & features...

- Covered entry and Mahogany entry door open to foyer
- Living room; vaulted ceiling, bay window, white brick raised-hearth fireplace, mantel
- Formal dining area; chandelier
- Hallway; closet under staircase, remodeled half-bath
- Family room; TV shelf, slider opens to rear deck
- Kitchen; granite countertops, custom Maple cabinetry, chef's desk, pantry, double oven with electric range, built-in microwave, dishwasher, stainless steel sink, disposal, upgraded fixtures, casual dining area

Upstairs spaces & features...

- Staircase with white banister
- Remodeled full guest bath, shower enclosure over tub
- Three secondary bedrooms with wardrobe closets
- Master bedroom; wide window with park views
- Remodeled master bath; dual vanity, shower with glass enclosure, dual vanity, walk-in closets

Landscaping...

- Automatic sprinklers, drip system, accent lighting
- Front yard; walkway, sharp drought-resistant landscaping
- Rear yard; concrete patio, walkway, pergola, retaining wall and planting areas, lawn area
- Gated and paved storage areas on both sides
- Attractive, well-maintained perimeter fencing

Additional information...

- Two-car garage features Mahogany door, laundry, cabinetry,
- EV electric car charger is available
- Near Meadows Park, featuring basketball, playground, volleyball, expansive greenbelt, picnic areas
- Outstanding schools; Fairlands Elementary, Hart Middle, Amador Valley High (per www.pleasantonusd.net locator)

Features and information deemed reliable but not guaranteed.



www.JackieByerly.com

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