



866 Independence Court

PLEASANTON

Ventana Hills

Virtual Tour & Flyer:
www.866IndependenceCt.com

Enjoy easy access to great schools and downtown Pleasanton from this bright 3,000 sq. ft., 4-bedroom, 3-bath, 3-car home on a .34-acre end-of-court lot. Wonderful views of Mission Hills Park and Pleasanton Ridge from the front of the home and open, rolling hills from the back!

The first floor offers a grand foyer, formal living and dining areas, remodeled kitchen with nook, family room, guest bedroom, full bath and laundry. Upstairs you'll find two secondary bedrooms with an adjoining bath and a luxurious remodeled master suite.

Highlights include hardwood flooring, new dual-pane vinyl windows, new designer paint and custom shelving. Landscaping includes two large decks and a raised patio with built-in BBQ.

Offered at \$1,599,800 No HOA!



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General features...

- "Alder" floorplan, built by Shea Homes in 1989, lot size 14,818 sq. ft. (.34 acre), no HOA
- Crawl space foundation, wood siding, tile roof, 3-car garage
- Flooring: engineered hardwood, carpeting, ceramic tile
- Recessed lighting, custom cabinetry, quartz counters
- New designer interior paint, six-panel interior doors
- New dual-pane vinyl windows and sliders with transoms
- Central 2-zone A/C and heating

Downstairs spaces & features...

- Entry opens to large tiled foyer with wet bar
- Inside laundry; deepsink, cabinets, ironing center
- Living room; two-story ceiling, view windows
- Formal dining area; chandelier, designer wall mirror
- Large guest bedroom (or den) with built-in cabinets
- Full bath; vanity, stall shower, exterior door
- Family room; entertainment center, fireplace, slider opens to backyard
- Remodeled Kitchen; tray ceiling, nook, chef's desk, deep walk-in pantry, island w/ breakfast bar & gas range, built-in oven and microwave, atrium window, quartz countertops, white cabinetry, dishwasher, disposal

Upstairs spaces & features...

- Grand staircase with white banisters leads to balcony
- Two secondary bedrooms w/ mirrored wardrobe closets; one w/ vaulted ceiling, custom built-in cabinetry and oversized view window, transom, dramatic views of Pleasanton Ridge
- Adjoining "Jack & Jill" full bath; stall shower, dual vanity
- Master bedroom; bay view window, sitting area, raised fireplace, ceiling fan, large walk-in closet w/ organizer
- Remodeled master bath; dual vanity, walk-in shower with Bluetooth speakers, jetted tub, view window, dual vanities

Landscaping...

- Automatic sprinklers front, back and two side yards
- Front yard; lawn, covered walkway to entry
- Rear yard; raised patio w/ gas BBQ, two decks
- Large areas for potential pool and other development

Additional information...

- Finished 3-car garage with two openers, storage area
- Across from Mission Hills Park: basketball, playgrounds, giant slide, expansive greenbelt, picnic area, gazebo
- Valley View Elementary, Pleasanton Middle, Foothill High



www.JackieByerly.com

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