



1640 Calle Santiago

PLEASANTON

Park Villas

Virtual Tour & More
www.1640CalleSantiago.com

*W*ith quick access to highly-rated schools, parks and downtown Pleasanton, Park Villas is an ideal location. Enjoy it all from this beautifully updated 941 sq. ft. 2-bedroom, 2-bath single-level townhome. Only one shared wall in the garage. It's like living in a single family home!

Highlights include a showcase remodeled kitchen and nook with J&K custom cabinetry and quartz countertops, dual-pane vinyl windows, recessed lighting, vaulted ceiling and an oversized 2-car garage with storage. Flooring consists of plank porcelain tile and new, plush carpeting.

The floor plan also includes large living and dining areas, spacious bedrooms and updated baths. The private rear patio is the perfect place to relax and soak in the sun. And you're sure to enjoy the nearby community pool and Arroyo Del Valle walking trail.

Offered at \$695,000



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Location advantages...

- Walk to Downtown Pleasanton, Farmers Market
- Walk to community cabana and pool, Harvest Park, Hansen Park
- Close to 680 freeway, A.C.E commuter train station and two BART stations
- Walk or bike to excellent schools; Walnut Grove Elementary, Harvest Park Middle, Amador Valley High

General features...

- Built in 1971, lot size 2,008 sq. ft., slab foundation
- Single-level floor plan, no shared walls in living areas
- Stucco exterior, vinyl and tile roof, large private patio
- Flooring: natural timber porcelain tile, new plush carpeting
- New paint, retextured ceilings, recessed lighting
- Sliding door access to patio from kitchen & master bedroom
- Two-car garage; cabinets for storage, new water heater

Key spaces & features...

- Entry door opens to impressive living room, vaulted ceiling
- Elegant dining area; corner windows with patio view
- Remodeled kitchen; quartz countertops, Moroccan tile full backsplashes, custom built J&K white cabinetry, Lazy Susan, pull-out drawers, display cabinets, stainless steel French door refrigerator, 4-burner gas stove, dishwasher, built-in microwave and recessed lighting
- Updated hallway full guest bath, Travertine tile floor
- Master suite; slider opens to private patio, dual closets, walk-in shower and new vanity

Additional notes...

- Convenient to Stoneridge Regional Mall
- Near Castlewood County Club and Callippe golf courses
- \$380 Monthly HOA due includes community pool, roof, common area, fence and gate maintenance, water utility

Features and information deemed reliable but not guaranteed.



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