



# 47236 Cavanaugh Cmn

Virtual Tour & Flyer:  
[www.47236Cavanaugh.com](http://www.47236Cavanaugh.com)

FREMONT

## Presidio of Fremont

Access to top schools, one block from Warm Springs Park and Community Center and an outstanding commuter location! This 4-year young, beautifully upgraded, 2,063 sq. ft., 4-bedroom, 3.5-bath townhome gives you these advantages and more.

Highlights include no shared walls with neighboring units, plank hardwood and tight-weave carpeted flooring, designer window treatments and a fantastic fully-upgraded kitchen with top-end Viking appliances.

The entry level includes a guest bedroom with full bath and access to a finished 2-car garage. The second level provides a large living room opening to a balcony, half-bath, dining area, family room and kitchen. The third level contains a landing, laundry closet, hallway bath, secondary bedrooms and master suite.

**Offered at \$1,239,000**



### Sandy Sun

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## General features...

- Built in 2014 by Robson Homes
- Homes are separated by air gap (no common walls), providing increased sound insulation
- Just across the street from Warm Springs Park and Community Center; offering playground, basketball, tennis courts, greenbelts, educational programs and more
- Slab foundation, wood siding and stucco exterior, composition shingle roof, two car garage with deep storage niche
- Flooring: Richard Marshall oak hardwood, tight weave carpeting, porcelain and marble tile
- Recessed lighting, six-panel interior doors, wide base molding
- Staircase with maple railings
- Two-zone A/C system, dual-pane windows

## Level one features...

- Sidelight, tiled foyer, hallway to garage, sitting area
- Guest bedroom with full bath, stall shower

## Level two features...

- Living room; custom window blinds, French door with frosted glass opens to balcony
- Dining area, hallway to pantry closet and half-bath
- Impressively upgraded kitchen; Viking oven with 6 burner gas range, heavy-duty hood, built-in microwave, Bosch dishwasher, refrigerator, stainless steel sink, disposal, white cabinetry, marble countertops, island, breakfast bar
- Family room off kitchen

## Level three features...

- Landing with built-in cabinet, linen cabinet
- Laundry closet with 220v hookup
- Hallway full bath, shower over tub
- Two secondary bedrooms with wardrobe closets
- Master suite; vaulted ceiling, deep walk-in closet, bath with dual vanity, stall shower with seamless glass enclosure

## Additional information...

- Refrigerator and washer and dryer can stay
- HOA provides common area maintenance
- Convenient to Leitch and Warm Springs Elementary Schools
- Close to Marina and 99 ranch Asian markets

*Features and information deemed reliable but not guaranteed.*



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