



5645 San Juan Way

PLEASANTON *Mission Park*

Virtual Tour & More
www.5645SanJuanWay.com

*T*his unique, finely appointed 1,449 sq. ft., 3-bedroom, 2-bath, single-level home provides quick access to highly-rated schools, Mission Hills Park, downtown Pleasanton and the 680 freeway.

Highlights include a gorgeous cherry entry door with sidelight, elaborate crown, base and doorframe molding, Craftsman style interior doors and three-panel patio access doors. Elegant wall treatments, paint and lighting throughout. The showcase kitchen boasts cabinet-grade maple countertops with bird's eye maple trim, imported tile backsplashes and more.

The private backyard provides an expansive patio, inviting pool, fountain and an impressive Japanese maple tree. Come, relax and enjoy!

Offered at \$1,050,000



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First-rate Location and amenities...

- Near downtown Pleasanton, Farmers Market, Oak Hills Shopping Center, Raley's Market
- Close to 680 freeway and A.C.E. Commuter Train Station
- Excellent schools: Hearst Elementary (walking distance), Pleasanton Middle (walking distance), Foothill High

General features...

- Lot size 6,611 sq. ft., crawl space foundation
- Stucco exterior, composition shingle roof
- Shaw laminate flooring, Craftsman style interior doors
- Retextured ceilings, crown, base and door frame molding
- Unique artistic enhancements throughout
- Andersen dual pane three-panel French and sliding patio access doors
- Designer paint, chair rails, dome lighting
- Two-car oversized garage, central A/C and heating

Key spaces & features...

- Elegant maple entry door with cut glass and sidelight opens to foyer with storage and coat closet
- Kitchen; custom painted hardwood cabinetry, cabinet-grade maple and travertine countertops with bird's eye maple trim, Italian imported tile backsplash, farm sink, pantry cabinet, wine rack, breakfast bar, double oven with electric cooktop, tray ceiling with recessed lighting, plant shelves with accent lighting
- Dining area; garden window
- Family room; wood burning white painted brick fireplace, sliding door opens to patio
- Living room; three-panel French door opens to patio
- Hallway to bedrooms; deep linen and storage closets
- Hallway full bath; dual vanity, upgraded toilet, shower over tub
- Two secondary bedrooms with wardrobe closets
- Master suite; three-panel French door opens to pool, wide mirrored wardrobe closet with organizer, bath with vanity, stall shower and luxurious Tordera Mondego cork floor

Landscaping...

- Three-zone irrigation; front and back, sprinklers and/or drip
- Wide front yard, planters, mature trees, pavers walkway
- Backyard; expansive patio and pool deck with slip and heat resistant surface, raised garden areas, retaining wall, fountain, swimming pool, impressive Japanese maple tree



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