



# 3110 Half Dome Drive

PLEASANTON

Shadow Cliff

Price and Virtual Tour:  
[www.3110HalfDomeDr.com](http://www.3110HalfDomeDr.com)

*This* bright, charming 1,651 sq. ft., 3-bedroom, 2.5-bath, two-story home provides convenient access to downtown Pleasanton and Shadow Cliffs Regional Park. The home is just a short walk from the community greenbelt.

Highlights include a private backyard with a covered patio and elevated deck, soaring ceilings, expansive windows, fully-equipped "granite-stainless" kitchen, hardwood flooring, custom cabinetry, new raised-panel interior doors, new paint inside and out and an attached two-car garage.

Downstairs spaces include a living room with double-sided fireplace, dining area, kitchen with nook and half bath. Upstairs, you'll find a dramatic overlook, two secondary bedrooms, full guest bath and a large master suite.



*Jackie Byerly*

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## General features...

- Built in 1989, lot size 3,830 sq. ft., two-car garage
- Slab foundation, wood siding exterior, tiled roof
- Central air conditioning and heating
- Flooring: walnut-stained engineered hardwood throughout, 14" square and plank ceramic tile
- New interior and exterior paint, retextured ceilings
- Recessed and updated lighting fixtures, built-in cabinetry
- New raised six-panel doors, expansive dual-pane windows and transoms

## Level one spaces & features...

- Covered entry opens to tiled foyer
- Living room; dramatic two-story ceiling, double-sided fireplace with white mantel and marble surround
- Hallway; deep storage closet, half-bath, garage access door
- Formal dining area, long-chain chandelier
- Updated kitchen; white cabinetry, tray ceiling, granite slab countertops and backsplashes, stainless steel farm sink with disposal, garden window, refrigerator, dishwasher, oven with electric cooktop and hood, breakfast nook at bay window
- Family room; double-sided fireplace, slider to patio
- Finished two-car garage with opener, laundry area

## Level two spaces & features...

- Two-tiered staircase leads to dramatic "bridge landing" connecting upstairs master suite and secondary bedrooms
- Full hallway guest bath and linen closet
- Secondary bedroom #1; wardrobe closet, wainscoting, built-in custom cabinets
- Secondary bedroom #2; walk-in closet with shelving
- Master suite; vaulted ceiling, sitting area, master bath with dual vanity, large walk-in closet with mirrored doors, shower over tub

## Landscaping...

- Front yard; lawn, planter, driveway with brick trim
- Back yard; large covered pavers patio, elevated deck, garden areas, retaining wall

## Additional information...

- HOA \$30 per month includes common area maintenance, management fee, financial statements, rules and regulations
- Schools: Vintage Hills Elementary, Pleasanton Middle, Amador Valley High



[www.JackieByerly.com](http://www.JackieByerly.com)

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