



Price and Virtual Tour:
www.1489TriminghamDr.com

1489 Trimingham Dr.

PLEASANTON

Danbury Park

*T*his beautifully remodeled 1,731 sq. ft., 3-bedroom, 2.5-bath duet provides easy access to Orloff Park and downtown Pleasanton. Soaring ceilings and oversized windows, sliders and transoms fill this home with natural light.

Highlights include strand-woven carbonized solid bamboo flooring, innermost frameless cherry cabinetry, designer-class lighting, quartz counters and new dual-pane vinyl windows. Treat yourself to the expanded European-style kitchen with stainless steel appliances and a stunning master suite!

Downstairs spaces include a living room with fireplace, dining area, kitchen, half-bath and storage area. Upstairs, you'll find a full guest bath, two secondary bedrooms opening to a large balcony and a master suite. Outside, relax in your completely private new rear patio.



Jackie Byerly

Byerly Properties Inc
925.846.1234
m_byerly@comcast.net
CalBRE #00798126



General features...

- Built in 1986, lot size 2,888 sq. ft., two-car garage
- Slab foundation, stucco & wood siding exterior, composition shingle roof (2004), gutter screens
- New central air conditioning and heating
- Flooring: solid strand-woven carbonized bamboo, porcelain and other tile types, new base trim
- Newer custom interior and exterior paint, retextured ceilings
- Recessed & designer lighting fixtures, built-in cherry cabinetry
- Six-panel doors, expansive dual-pane windows and transoms
- Cellular window blinds, vaulted and two-story ceilings

Level one spaces & features...

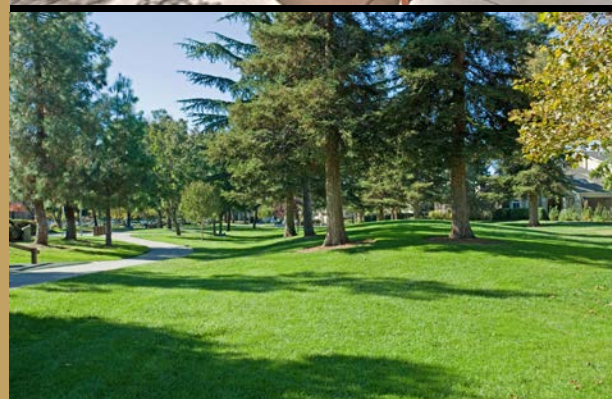
- Covered entry opens to foyer with garage access
- Spacious living/family room; wood burning fireplace
- Hallway; wide storage closet, newly updated half-bath
- Dining area; custom hanging light fixture, slider to patio
- Expanded & remodeled kitchen; two-zone recessed LED lighting, frameless Innermost cherry cabinetry, chef's desk, quartz countertops, stainless steel appliances including Blanco farm sink, refrigerator, dishwasher, oven with gas cooktop and Zephr exhaust hood
- Two-car attached garage with remote, laundry area, deep sink, storage cabinets, new premium quality water heater

Level two spaces & features...

- Custom hardwood staircase leads to landing hallway with linen and furnace cabinets
- Hallway beautifully updated full guest bath
- Secondary bedroom #1; wide wardrobe closet with three-panel sliding doors and organizer
- Secondary bedroom #2; wardrobe closet with bi-fold doors, organizer, additional storage compartment above closet
- Master bedroom; six-panel double entry doors, vaulted ceiling, sitting area, wall addition w/ custom picture windows, custom built-in back-coated wall mirror, custom light fixture
- Master bath; skylight, dual vanity, quartz counters, custom cherry cabinetry, extra-large walk-in closet with Container Store organizers, seamless glass stall shower with imported tile enclosure, stone flooring and bath product dispensers

Additional information...

- New patio and side walkway with drainage, new fencing
- Orloff Park offers playgrounds, basketball courts, greenbelts
- HOA \$275 quarterly (\$92 Monthly) includes front yard and street maintenance, management fees
- Schools: Alisal Elementary, Harvest Park Middle, Amador Valley High, all within walking or biking distance



www.JackieByerly.com

Information deemed reliable, but not guaranteed
Designed, Photographed & Printed by Beyond VT Marketing
Copyright © 2017 BVT Marketing, Inc. All Rights Reserved