



# 4217 Cabernet Court

PLEASANTON

*Pleasanton Heights*

[www.4217CabernetCt.com](http://www.4217CabernetCt.com)

Indulge in a natural setting similar to a mountain retreat as you enjoy easy access to historic downtown Pleasanton from this super-charming, 2,056 sq. ft., 4-bedroom, 2.5-bath, tri-level home on a 12,164 sq. ft. lot that backs up to the open, peaceful woodlands of McKinley Park. No HOA!

Highlights include a huge professionally landscaped yard with a fabulous deck, patios and inviting pool. Inside, you'll find hardwood flooring, oversized dual-pane view windows, skylights, custom paint, raised-panel interior doors, ceiling fans, a charming kitchen with nook and a spectacular formal dining area.

More than house; a lifestyle your whole family will enjoy!

Price, reports and virtual tour at [www.4217CabernetCt.com](http://www.4217CabernetCt.com).



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## General features...

- Near Vintage Hills Elementary School, McKinley and Kottinger Parks, convenient to Farmers Market
- Built in 1966, no HOA, lot size 12,164 sq. ft., crawl space
- Composition shingle roof (2008), stucco and wood siding
- Flooring: hardwood and tile, wide base trim
- Recessed and custom lighting, ceiling fans
- Custom interior paint, six-panel interior doors
- Re-textured ceilings, dual-pane windows (except baths)
- Two-car garage with laundry area
- Three-zone air conditioning and heating
- Attic fans and whole-house fan

## Entry level spaces & features...

- Entry door with inlaid glass and sidelights opens to foyer
- Living room; fireplace with porcelain surround, wide bow viewing window, TV niche, portrait lighting, ceiling fan, security door opens to deck
- Dramatic formal dining area; half-circle bay windows, custom lighting fixture, yard and deck views
- Kitchen; nook, breakfast bar, skylight, garden window, Corian countertops, full custom tile backsplashes, generous cabinetry with pull-outs, built-in gas range, Zephr hood, built-in oven, microwave compartment, Bosch dishwasher

## Lower level spaces & features...

- Staircase with wrought-iron railing leads to family room with slider opening to porch and pool, bedroom with wardrobe closet
- Updated half bath
- Two-car garage with laundry area, deep sink, workbench

## Upstairs spaces & features...

- Landing; skylight, linen closet, full bath w/ shower over tub
- Two secondary bedrooms with wardrobe closets
- Master suite; double-door entry, oversized view window, walk-in closet with window, bath with vanity and stall shower

## Landscaping...

- Front pavers patio area, wide side storage area
- Side and rear yards; stone retaining walls, pavers patio, raised BBQ pit, raised garden box, huge rear deck with railing and staircase to lower level, kidney-shaped pool, automatic sprinklers, garden and deck lighting



*Features and information deemed reliable but not guaranteed.*

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