



3114 Half Dome Drive

Price-Tour-Reports
www.3114HalfDomeDr.com

PLEASANTON

Shadow Cliff

This bright, charming 1,383 sq. ft., 3-bedroom, 2.5-bath, two-story home provides convenient access to downtown Pleasanton's Farmer's Market and Shadow Cliffs Regional Park. The home is just a short walk from a community greenbelt.

Highlights include an attractive, quiet backyard with patio and gardens, soaring ceilings and expansive dual-pane windows, an attractive "granite-stainless" kitchen, updated baths, wood laminate flooring, six-panel interior doors, ceiling fans, newer interior paint and an attached two-car garage.

Downstairs spaces include a family room with fireplace, dining area, kitchen and half bath. Upstairs, you'll find two secondary bedrooms, a full guest bath and a large master suite. An ideal young-family location!



Sandy Sun

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General features...

- Built in 1989, lot size 3,856 sq. ft., two-car garage
- Slab foundation, wood siding exterior, tiled roof
- Central air conditioning and heating
- Flooring: wood laminate, ceramic tile, carpeting
- Newer interior paint, retextured ceilings
- Ceiling fan light fixtures in all bedrooms
- Recessed and updated lighting fixtures
- Six-panel doors, expansive dual-pane windows and decorative transoms

Level one spaces & features...

- Covered entry opens to foyer with adjoining half-bath
- Family room; dramatic two-story ceiling, fireplace with white mantel and marble surround, deep storage compartment under staircase
- Dining area; slider opens to patio, upgraded lighting
- Updated kitchen; hardwood cabinetry, granite slab countertops and backsplashes, stainless steel sink with disposal, oversized window, dishwasher, new oven with electric cooktop, new microwave oven
- Finished two-car garage with opener and exterior combo pad, laundry area with 220v hookup

Level two spaces & features...

- Two-tiered staircase leads to landing and hallway
- Full hallway guest bath with shower over tub, linen closet
- Secondary bedroom #1; double-door entry, wardrobe closet, built-in shelving
- Secondary bedroom #2; wardrobe closet, vaulted ceiling, dramatic window with transom
- Master suite; double door entry, vaulted ceiling, two wardrobe closets with mirrored doors, updated master bath with dual vanity, granite counter, maple cabinetry, designer lighting, water closet, shower over tub

Landscaping...

- Sprinkler system
- Front; attractive garden at left and right, gates open to paved walkways/storage areas
- Back yard; patio with arbor, pavers, lawn, garden areas, terraced retaining walls, fruit trees

Additional information...

- HOA \$42 per month includes common area maintenance
- Schools: Vintage Hills Elementary, Pleasanton Middle, Amador Valley High



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