

1808 and 1814 Courtney Avenue
Pleasanton, CA 94588

Specifications:

Lot Area Size is 40,091 square feet

1808 Courtney Avenue:

1st Floor Area is approximately 2,460 square feet

2nd Floor Area is approximately 2,170 square feet

Attached Three-Car Garage is approximately 731 square feet

1814 Courtney Avenue:

Built in 2012 and legal rental unit

Floor Area is approximately 2,046*

Attached RV/Basketball Court Garage is approximately 1072 square feet

Circular Driveway with electronic gate to detached second house and garage

In-ground gunite swimming pool and spa

Many large concrete patio areas and outdoor lighting for entertaining

1808 Courtney Avenue:

Double-door entry way, covered front porch with slate patio

Formal living room (approx. 12'x17') with high ceilings, extensive custom millwork, marble-surround fireplace, gas logs (or wood-burning), window seat with storage

Formal Dining Room (approx. 12'x16') with vaulted ceiling, extensive custom millwork, large storage area under stairs, sliding door to outside patio

First floor bedroom/office with built-in work area

Completely upgraded first floor full bath with:

- Grohe plumbing fixtures/Baldwin hardware
- custom cherry cabinetry/mirror with solid granite countertops
- Toto toilet
- Large steam room shower

Two separate first floor coat closets

Custom Kitchen includes:

- Walk-in pantry
- Custom solid cherry cabinets with extensive millwork
- Solid granite countertops (no seams)
- Stainless steel appliances include:
 - Six-burner gas cooktop
 - Sub-Zero 42" refrigerator
 - Double-oven (convection)
 - Warming Drawer
 - Microwave
 - Miele dishwasher
 - Trash compactor
 - Stainless steel double sink w/dual disposals
 - Hot and cold filtered water dispenser
 - Built-in solid cherry window seats (2) with additional storage

1808 Courtney Avenue:

Laundry Room with custom built-in cherry cabinets with solid granite countertops, built-in Miele washer and dryer, built-in hamper

Huge Family Room (approximately 29'x30') includes:

- Extensive millwork including a 28' entertainment unit of custom cherry cabinets
- 60" Color TV
- Large storage closet
- Separate solid cherry dry bar/entertaining area
- Box-beamed ceiling with lighting
- French door to large covered rear patio
- Sliding door to side patio

Library/Den (approximately 20'x16') includes:

- Extensive millwork throughout
- Gas fireplace with solid granite surrounds
- Solid cherry floors
- Solid cherry wood box-beam ceilings with lighting
- Dry bar with solid granite tops
- Solid cherry entertainment center
- Built-in cherry bookcases
- Casablanca ceiling fan and light
- Beautiful pocket French doors (separates family room from library)
- Custom sliding cherry door to outside patio

Large Master Suite (approximately 40'x25') includes:

- Vaulted ceiling with fan and lights
- Two walk-in closets with custom built-ins
- Two-sided fireplace with gas logs (also wood-burning)
- Completely upgraded master bath with extensive marble work (floors, walls, tub, shower)
- Custom cherry dual vanity with solid granite countertops
- Custom shower with dual heads and body sprays, bench
- Custom Grecian style marble tub
- Separate water closet with Toto toilet
- Highly upgraded lighting (alabaster) and plumbing fixtures
- Custom millwork throughout
- Custom stained glass overlay window

Upstairs Linen Closet

Loft/Bonus area with built-in bookcase/storage/ceiling fan

Secondary Master Suite includes:

- Extensive built-ins (desk/entertainment/wardrobe)
- Huge walk-in closet with built-ins and pull down ladder to large attic area with lights and electrical
- Ceiling fan and lights
- Full bathroom with custom cabinets, solid maple top, Toto toilet, custom shower with glass block wall and tile work
- Designer fixtures and hardware

1808 Courtney Avenue:

Third Bedroom Upstairs includes:

- Vaulted ceiling with fan and light
- Custom built-ins with desk/wardrobe/entertainment
- Custom loft area with ladder

Fourth Bedroom Upstairs includes:

- Ceiling fan
- Sliding French door to outside patio

Third Full Bath Upstairs includes:

- Dual sinks with solid marble top Whirlpool tub with custom tile work
- Designer tile floor, wallpaper and mirror

Attached Three-car Garage includes:

- Utility sink
- Epoxy floor with decorative chips
- Storage cabinets
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Other:

- Solar panels
- Forty year composition shingle roof (new 2001)
- Dual air conditioners
- Dual heat/furnace
- Central vacuum system
- Open Iron fencing (front only)
- Cable TV in all rooms
- Decora outlets throughout
- Highly upgraded Karistan wall-to-wall carpeting throughout

1814 Courtney Avenue:

Huge Great Room (approximately 29.5'x32') includes:

- Custom Simpson front door
- High ceilings 10' to 12'
- Contemporary linear Heat & Glo gas fireplace with granite mantel
- Home theater surround sound speaker system

Kitchen includes:

- White KraftMaid cabinetry with soft-close drawers
- Granite slab countertops
- Large walkin pantry
- Laundry room with gas stub-out and 220-volt outlet for washer and dryer

Den (approximately 13'x14')

Master bedroom (approximately 12'x16') includes:

- 10' coffered ceiling
- Large walk-in closet
- Wired for ceiling fan
- En-suite bathroom with White KraftMaid cabinetry, granite slab countertop

and shower

1814 Courtney Avenue:

Second Bedroom (approximately 12'x12.5') includes:

- Sound system speakers
- Wired for ceiling fan

Second Bathroom includes:

- White KraftMaid cabinetry
- Granite slab countertop and shower

Covered Patio (approximately 44'x8'):

- Covered front porch with slate patio
- TV hookup
- Sound system speakers
- Ceiling gas heaters

Storage Room (approximately 18'x9'):

- 13' ceiling
- Two windows
- Epoxy floor with decorative chips
- Storage cabinets

Huge Garage (approximately 21'x39'):

- 13' to 16.5' ceiling
- Fully finished interior
- Basketball court
- Dual 30 AMP plug for RV, cars or boat
- TV hookup
- Sound system speakers
- Air conditioned
- Epoxy floor with decorative chips
- Milgard tempered glass windows

Other:

- 8' solid two-panel doors with Baldwin hardware
- Contemporary smooth finished drywall with radius corner detailing
- Premium Milgard Montecito dual-glazed windows
- Recessed LED lighting with dimmer switches
- Motion-sensing light switches in bathrooms and pantry
- Crown molding throughout
- 6" baseboards throughout
- Fully cased windows
- Central AC and heating with three zones
- AirScape whole house fan
- Benjamin Moore interior paint
- 8" James Hardie Cedarmill Fiber Cement exterior siding

* 1814 Courtney Avenue was built in 2012. It replaced a 2,400 square foot barn.
Per approved plans, this structure is a 3,089 square foot detached accessory structure with 1,200 square foot second unit, 800 square foot workshop and 1,089 square foot garage.