



Virtual Tour
www.4992WingateDr.com

4992 Wingate Drive

PLEASANTON

Pleasanton Valley

*M*eticulously maintained single-level home in the popular Pleasanton Valley area. This most sought after Holliday model offers 2,167 sq. ft. 4-bedroom, 2-bath and an oversized lot. The prime location offers a quick walk to schools, Aquatic Center, downtown, nearby sports park and shopping. Convenient access to A.C.E. Train, BART and 680 freeway.

Living area features a spacious living and a formal dining room, a fully upgraded kitchen, a family room that opens to a lush private backyard. Inside laundry can be accessed from the kitchen, backyard and bedrooms. Other highlights include an extravagant pavilion with recessed lighting and a ceiling fan, large paver patio in the backyard, RV parking space, newer 2-Stage variable speed furnace, AC, newer water heater, dual-pane windows, and an oversized 2-car garage with plenty of storage space.



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Upgrades since ownership...

- New water heater
- 2-stage variable speed furnace & AC
- Pavers and pavilion
- Heavenly greens synthetic lawn in backyard
- Roof and gutters
- Kitchen remodel, crown molding, and lighting
- Plantation shutters - living & dining
- Thermo shutters -bedroom
- Doors- Interior, exterior (steel), garage side door (fiberglass)
- Dual-paned windows

General features...

- 2,167 sq. ft., lot size 9,049 sq. ft., crawl space
- Single-story, detached home, stucco and wood siding exterior
- Fiberglass composition shingle roof
- Flooring: hardwood flooring
- Lighting – recessed lighting and ceiling lights and fans
- Separate family and living room area
- Two-car garage with ample garage space

Key spaces & features...

- Double door entry opens to a spacious living room and a formal dining room
- Chef's kitchen: Granite countertops, custom cabinets, recessed lighting, built-in fridge; dual dishwasher, electric stove, garbage disposal
- Family area: sliding door to rear patio, recessed lighting, fireplace
- Laundry room: access to kitchen, bedrooms, and backyard, ample storage space
- Master suite; triple closets, walk-in shower,
- Three secondary bedrooms, wardrobe closets
- Hallway guest bath shower over tub, tile, double vanity sink, access to backyard
- Spacious backyard with custom pavilion for outdoor entertainments

First Rate Locations...

- Conveniently near Pleasanton Award schools (Walnut Grove, Harvest Park and Amador High School)
- Neighboring supermarkets
- Short trip to BART stations, ACE train, and 680/580 freeway
- Minutes to Shopping Centers, Pleasanton Library, Pleasanton Parks, Aquatic Center
- No HOA



Features and information deemed reliable but not guaranteed.

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