

# 1891 Castle Hill Road, Walnut Creek



A rare opportunity to acquire this charming cottage sitting on a .60 acre gently sloping lot, in a sought after "Tice Valley" neighborhood of more expensive homes! Private dead end road! Top Walnut Creek schools! Future potential to add on/remodel! A short distance to Iron Horse trail plus a dream commute to highways 680 and 24 plus BART!

*Features listed on the reverse side*

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*Offered at \$725,000*



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## *Additional Features*



- A brick walkway leads to generous front porch with wrought iron railing—lovely pastoral views plus gorgeous Mt. Diablo view!!!
- Fresh exterior paint, new interior paint too!
- Entry into “great room” with architectural beam and dramatic two sided woodburning fireplace
- Natural wood look Pergo flooring
- Living and dining room areas plus bonus area for study, family room etc.
- Open and light white cabinetry in kitchen, new smooth top range/oven and new microwave. Dishwasher, disposal and newer side by side frig included too. Huge pantry/extra storage area.
- Custom track & kitchen task lighting
- Convenient laundry area in kitchen nook—stack washer and dryer included. New hot water heater.
- Plush neutral carpeting in hall and bedrooms
- Both bedrooms have roomy double door closets; one with charming multi-paned bay window
- Central heat and central air conditioning
- Updated bath with tiled shower and separate tub, new flooring.
- Extra attic storage—convenient pull down staircase in hallway. Roomy hall closet too.
- Expansive lot with mature landscaping, filtered views and endless possibilities—remodel/add on or add a pool, veggie/flower gardens, bocce court or???
- Huge driveway/parking area—room for 6 or more cars. Definitely room for RV(s)!
- Two large storage sheds can stay—
- Top WC schools—Murwood Elementary, Walnut Creek Intermediate and Las Lomas High! subject to availability
- HomeGuard home, termite and roof inspections done prior to preparing home for sale—copies available upon request.