



Entertainers Delight!

32 Sanborn Road
Orinda, California

Offered at
\$1,195,000



*Tucked away on a private road in one of Orinda's most desirable neighborhoods, this wonderful home with an in-law unit has been beautifully updated with quality finishes! Features include approximately 2,530 sq.ft. of living space, three spacious bedrooms, three full bathrooms, two full kitchens, cobblestone driveway with a three car garage, detached artist studio/or kid's playhouse, rich hardwood flooring, an elegant living room with brick fireplace, views of the Orinda hills, and a private .60 acre lot with mature trees backing into miles of scenic open space! Meanwhile, you're located just a short distance from easy freeway and BART commuting access, downtown Orinda, shopping and fabulous restaurants, the landmark Orinda Movie Theatre, and top rated Orinda Schools:
**GLORIETTA ELEMENTARY – ORINDA INTERMEDIATE
MIRAMONTE HIGH – ORINDA UNION SCHOOL DISTRICT***

(FOR MORE DETAILS ABOUT THIS FANTASTIC PROPERTY, SEE THE FOLLOWING PAGE)

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The above information was supplied by seller and county records. AG Real Estate believes this information to be correct but has not verified this information and assumes no legal responsibility for its accuracy. Buyers should investigate these issues to their own satisfaction.

JUST SOME OF THIS HOME'S MANY FEATURES:

- * **PROPERTY:** *2,530 sq. ft. of living space on a .60 acre lot*
- * **NEW RENOVATION:** *new roof, updated electrical, plumbing, insulation, hardwood flooring, and much more...*
- * **GREAT CURB APPEAL:** *Cobblestone driveway leading to home and three car garage, level lawn area, potential galore for landscaping, Sanborn Road leading to house scheduled for new paving and blacktop Spring 2005*
- * **UPDATED KITCHEN:** *new cabinetry with pantry, granite counters, recessed lighting, prepped for gas stove conversion.*
- * **LIVING ROOM:** *New paint (walls, ceiling, trim), crown molding, new baseboard trim, recessed lighting, brick fireplace (gas or wood burning option), hardwood flooring,*
- * **BEDROOMS:** *Fantastic master suite with French doors opening to deck, magnificent morning views, walk-in cedar closet. Second upstairs bedroom has Berber carpet, private separate entrance and views of scenic open space. Third downstairs bedroom has carpeting & large closet space*
- * **LAUNDRY ROOM:** *Large laundry room upstairs with washer & dryer hookup, brand new GE washer & dryer units included.*
- * **BATHROOMS:** *three full bathrooms, natural tumbled marble tiles, new fixtures, cabinetry, toilets, custom glass shower enclosure, steam shower, Jacuzzi.*
- * **LANDSCAPING:** *automatic in-ground sprinkler system, level lawn area, Japanese maple tree, detached artist studio / kid's playhouse, potential galore for expansion on side of home.*
- * **OTHER FEATURES:** *New central air-conditioning unit, decorator touches throughout, added insulation in attic and separate heating/cooling zones for energy efficiency, legally conforming downstairs in-law unit can continue to provide income (market rate \$1500/mo), or furnishes flexibility to consolidate upstairs with connecting stairway, plans available.*