

ALMOST NEW PONDEROSA SINGLE STORY

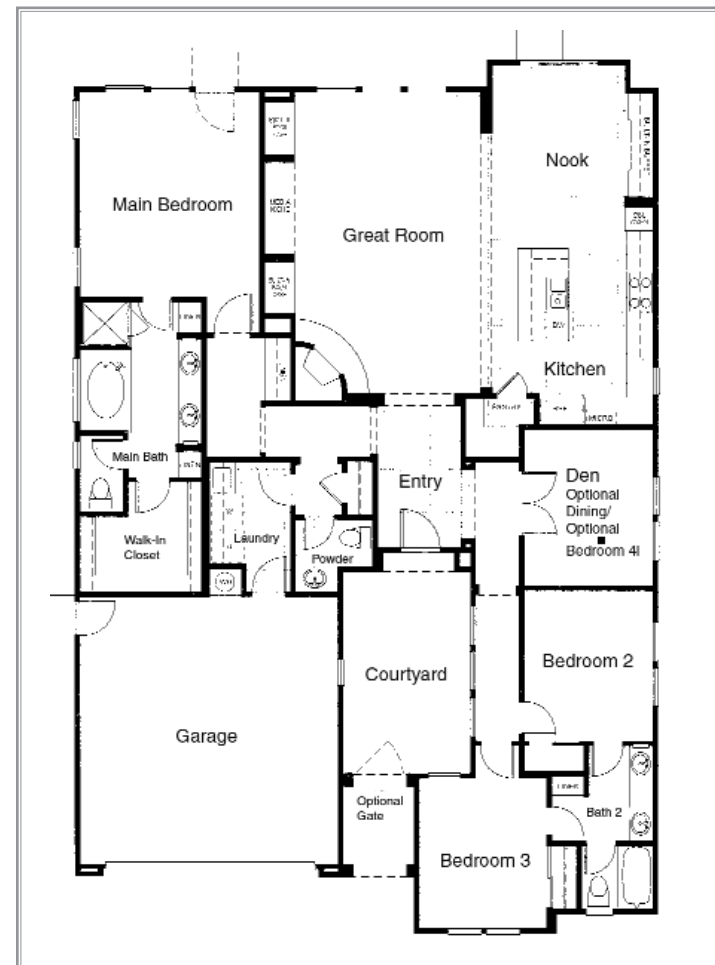


• **1067 NOLAN COURT, PLEASANTON** •

- 3 Bedrooms Plus Office (could be 4th Bedroom)
- 2 1/2 Baths
- Approximately 2,162 Sq.Ft. of Living Space
- 1-Story Alder Model at Ironwood Ponderosa Classics
- Approximately 6,600 Sq.Ft. Lot
- Gated Courtyard Entry
- Built in 2005



- Granite Counters, Beautiful Center Island, Kitchen-Aid Stainless Appliances
- Hardwood Floors
- Custom Entertainment Center Built-Ins and Crown Molding
- Great Room with Corner Fireplace
- Custom Window Coverings and Closet Organizers
- Security System, Home Theatre System, Room and Patio Speakers
- Custom Master Bath, Brushed Nickel Fixtures, Soaking Tub and Separate Shower
- Two-Tone Custom Paint
- HVAC System Upgrade and Insulation Upgrade
- Garage Cabinetry and Electrical Options
- Lot Premium of \$53,000
- Too Many Upgrades to List! (Refer to Buyers Option Sheet) \$140,000 Plus in Upgrades
- Home has been Finished with Quality Features Throughout. No Expense Spared. Truly in Move-In Condition.



• **OFFERED AT \$1,146,000** •

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