

WINE COUNTRY LIVING AT ITS FINEST



• **3280 SARATOGA COURT, LIVERMORE** •

Sweeping vineyard views from virtually every room in this highly upgraded Ponderosa home situated at the end of the cul-de-sac on a one-of-a-kind premium lot. Experience the privacy, peace and stillness of the vineyard country yet only 5 minutes to new downtown Livermore. Walk to Wente Golf Course/Restaurant and summer concerts, enjoy beautiful sunsets from your expansive front porch or stroll out your front door into the vineyards with miles of biking, walking and horseriding trails.



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INVESTMENT REAL ESTATE COMPANY

• 1031 EXCHANGES • RESIDENTIAL SALES •
• INCOME PROPERTIES • LAND AND DEVELOPMENT •

327 ST. MARY STREET
PLEASANTON • CALIFORNIA



- Approx. 5,200 Sq.Ft. Home including 700 Sq.Ft. Guest House with Full Kitchen and Bath
- Approx. 16,000 Sq.Ft. Premium Lot
- 5 Bedroom, 5.5 Bath including Guest House
- Formal Office, Living, Dining, Family, Bonus / Game Room plus Loft
- Large Master Bedroom with Spectacular Vineyard / Mountain Views
- Large Master Bath with Spa Tub and Walk-In Closet
- Chef's Kitchen with Viking 36" 6 Burner Range and Dual Ovens plus Warming Drawer
- SubZero Full Size Wine Storage in Butler's Pantry
- Granite Tile Counter Top
- Vintage Alderwood Cabinets Throughout Home
- Vintage Scraped Anderson Hardwood Floors
- Crown Molding, Designer Paint and Upgraded Tile Throughout
- Anderson Doors and Cased Windows
- Recessed Lighting and Paddle Fans
- Two Indoor Fireplaces
- Plantation Shutters
- Upgraded Moen Satine Fixtures
- Central Vacuum System, including Guest House
- Dual Heat and Air plus Heat/Air in Guest House
- Pool and Spa with Upgraded Equipment and Solar System
- Outdoor Kitchen and Fireplace
- 3 Car Garage with Storage Cabinets
- Security, Sound and Home Wiring System
- Reverse Osmosis and Water Softening System
- Professionally Landscaped Back and Front Yards

• **LISTED AT \$1,849,000** •