



22 Canyon Hills Ct, San Ramon Canyon Lakes Golf Course Beauty!

- 4 bedrooms, 3 baths
- Master suite features sliding doors to your private deck, golf course views and a master bath with cultured marble double sink vanity, bathtub and stall shower, updated lighting, and dressing area
- Two spacious secondary bedrooms located upstairs. Downstairs bedroom is used as an office and features custom built-ins. Secondary baths feature updated lighting, cultured marble vanities and tub/shower enclosures
- Kitchen boasts slab granite counters, white cabinets with glass door fronts, stainless steel sink, gas cooktop, hardwood floors, a sunny breakfast room and tranquil golf course views
- Formal living and dining rooms feature bay windows, vaulted ceilings and a gas log fireplace



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Offered for \$949,000



Other outstanding features and amenities include...

- Family room features a bay window, wet bar, gas log fireplace with mantel and river rock surround, hardwood floors, wiring for surround sound, patio doors leading to the backyard, and wonderful fairway views
- Spectacular backyard offers an expansive area of lawn, beautiful roses, a deck, garden areas plus fabulous views
- Prime end of court golf course view lot
- Tile entry, 2-car garage, central air conditioning, ceiling fan in bedrooms, security system (not activated), tile roof, attic fan and a spacious laundry room with generous storage space
- Homeowners Association Dues of \$110/month provide for maintenance and enjoyment of the gated community with 24-hour manned attendant, tennis courts, pools and greenbelts

