



Other Outstanding Features

- Incredible approximately 1.16 Acre lot allows you to enjoy the privacy and serenity of being 'on top of and away from it all' with no back or side yard neighbors
- Backyard features an abundance of patio and lawn areas, majestic oaks and Mt.Diablo as your neighbor. Steps lead to the upper level of the yard where you can enjoy breathtaking valley views
- Five bedrooms, five and one-half baths, spacious retreat off the master suite, bonus room, and loft area with balcony
- Laundry room is conveniently located off the kitchen and features a sink, tile floor and counters, and generous cabinet storage
- Interior walls and ceilings with orange peel texture
- Wired for cable, satellite and CAT 5
- Pre-wired for surround sound in the living, dining and family rooms
- Three car tandem garage with roll-up door
- Raised foundation features a fan to optimize ventilation in the sub structure
- Dual zone heating and air conditioning
- Security system with 3 key pads
- Fire sprinklers
- Concrete tile roof with rake tiles
- Diablo Ranch Estate Homeowners Association dues of \$175 per month provides maintenance of security gates, streets and common area landscaping

Offered for \$1,950,000



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Backing and siding Mt.Diablo, this elegant traditional enjoys majestic oaks, magnificent views and a tranquil setting.



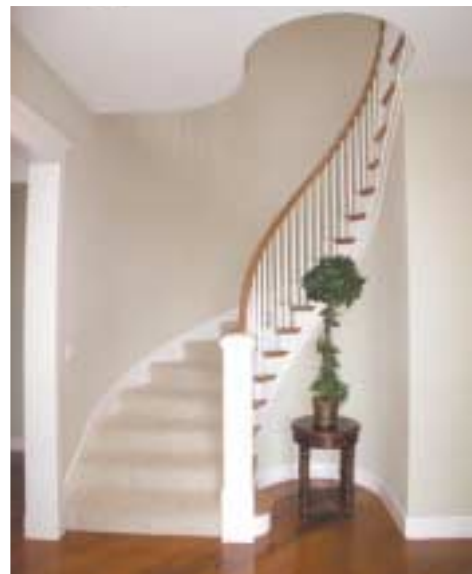


Interior Grandeur and Comfort

- Abundance of windows and 10' ceilings throughout
- Craftsman style doors, casings, trim and wide baseboards throughout
- Maple floor in the entry, dining room, kitchen, family room, hall and guest bath
- Marble floor in the master bath and tile floor in the secondary baths and laundry
- Plush carpet in the living room, bedrooms, loft, bonus room and at the stairs
- Maple cabinets
- Magnificent views from nearly every room
- Solid core 8' interior doors with distressed oil rubbed bronze hardware
- Two-tone interior paint
- Vinyl clad, dual glaze insulated windows with painted wood interiors

Formal Entertaining

- Living room features a bay window, coffered ceiling, a gas log fireplace with marble surround and beautiful custom mantle
- Elegant formal dining with bay window, coffered ceiling and a beautiful chandelier



Casual Entertaining

- Relax and enjoy casual entertaining with an island countertop kitchen and breakfast bar which opens to the breakfast and family room
- Epicurean kitchen offers an abundance of cabinet and counter space, an island countertop, spacious breakfast nook and a convenient breakfast bar. Enjoy beautiful slab granite counters finished with a bull nose edge and stainless steel appliances including a Viking six-burner gas cook-top, two dishwashers, vegetable sink, and a built-in refrigerator
- Wonderful family room features a gas log fireplace with custom wood surround and mantel, a niche for your entertainment center, an abundance of windows and stunning views
- Upstairs you'll enjoy the convenience of a spacious Bonus Room, offering plenty of space for family activity 'away from it all'

Master Suite Elegance

- Luxury and comfort greets you in the king sized master suite
- Magnificent views from all windows offer a feeling of peace and tranquillity
- Two-way fireplace to enjoy while relaxing in the bedroom or in your spacious retreat
- Master bedroom features a bay window and coffered ceiling
- Lavish marble master bath features two separate dressing and vanity areas, two walk-in closets, a jetted bathtub, oversized stall shower, and an abundance of cabinet storage and counter space

Secondary Bedrooms and Bathrooms

- A bedroom suite is conveniently located on the main floor. The connected bathroom features maple cabinets and tumbled tile floor, counter and shower enclosure
- Three spacious bedrooms with connected baths are located upstairs. Bathrooms are finished with maple cabinets, tile counters and tile floors
- Guest bathroom is conveniently located off the kitchen and features a pedestal sink and maple floor