

FABULOUS FEATURES

3313 Arbolado Drive

QUICK FACTS

- 5 Bedrooms
- 3 Full Baths
- 2,569 SQ FT
- 10,000 SQ FT Lot
- 3-Car Garage
- Built 1973

DOWNSTAIRS

- Vaulted ceiling in entry and living room
- New interior paint
- Crown molding
- Recessed lighting
- Gas fireplace with marble surround in living room
- Family room with recessed lighting, bamboo flooring and sliders to backyard
- Wine bar with storage and wine refrigerator
- Guest bedroom/office with bamboo flooring
- Full bathroom with walk-in shower
- Indoor laundry room (new washer/dryer negotiable)

EAT-IN KITCHEN

- Recessed lighting
- Garden window
- Large pantry
- Refrigerator, microwave, dishwasher and double oven

Buyers to independently undertake all inspections and investigation buyers deem necessary regarding the property, any permitting and its condition and to independently verify the foregoing information. Information here is deemed reliable but is not guaranteed. Agent has not independently verified information provided by others. This information shall not serve as part of the purchase agreement.

FABULOUS FEATURES

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UPSTAIRS

- Three spacious bedrooms
- Hillside views
- Hall bath with dual sink vanity and shower/tub
- Spacious master suite with sitting area and Mount Diablo view

OTHER

- New water heater (2016)
- New heating/air conditioning (2017)

ITEMS INCLUDED

- All kitchen appliances: refrigerator, dishwasher, microwave, double oven
- Wine refrigerator
- Negotiable: new washer and dryer

NEIGHBORHOOD ATTRACTIONS

- Schools: Valle Verde Elementary, Foothill Middle School, Northgate High School
- Nearby Arbolado and Diablo Shadows Parks, golf and Canal trail
- Orchards Shopping Center, Safeway, Whole Foods
- Restaurants and Bakery
- Hiking and camping in Mount Diablo State Park

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