

**KATHY VENDEL**  
**&**  
**THE NORTHGATE TEAM**

**FABULOUS FEATURES**  
**2376 Parish Drive**

**QUICK FACTS**

- 3 bedrooms
- 2 baths
- 1,502 square feet
- 11,500 square foot lot + Pool/Spa
- 2-car garage
- Built 1964

**INTERIOR**

- Refinished hardwood floors
- New Carrera Marble tile in entry
- Upgraded crown molding and baseboards
- Fresh interior paint
- Plantation shutters
- Custom Plantation shutter for sliding door in Family room
- Wood-burning fireplace (Living room)
- Gas-burning fireplace (Family room)
- New interior doors
- New slider in Master
- New mirrored closet doors
- New light fixtures in Family, Living, Dining rooms Hall and Entry

**EAT-IN KITCHEN**

- White cabinets
- Recessed lighting
- New Quartz counters & backsplash
- New Stainless Steel Kitchen Refrigerator, Dishwasher, Cooktop elements and hood.
- Breakfast bar

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**NEW HALL BATH**

- New plumbing, toilet
- Shower over tub
- Subway tile
- New vanity with marble top
- Brushed nickel faucets
- Light fixture
- Fan
- All fixtures are in compliance with low flow requirements

**NEW MASTER BATH**

- New plumbing, toilet
- Walk-in shower
- Mosaic Carrera tile floor
- Dual vanity with marble top
- Brushed nickel faucets
- Light fixture
- Fan
- Recessed lighting
- All fixtures in compliance with low flow requirements

**EXTERIOR - FRONT**

- Fresh exterior paint
- New Exterior window shutters
- New Garage Roll-up Door
- New paver driveway, walkway to side yard, and backyard

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**EXTERIOR -BACK**

- New Deck
- Recently stained fence
- New Shed for storage and well pump
- All new landscaping, sprinklers and drip system
- New fence around pool equipment
- Turfed backyard landscape – low maintenance and water conserving landscape

**POOL**

- In-ground gunite pool/spa
- New Pool Equipment (Hayward Omni Logic system, allows you to control pool from App) and Plumbing
- Re-plastered, new coping and tile

**GARAGE**

- New Doors; Garage entry- Interior & Exterior
- Painted garage cabinets
- Painted floor

**SYSTEMS**

- New Solar system
- New well and faucet water valves
- Replace spark arrest on chimney
- Cleaned Chimneys
- New AC Unit
- Solar, Turf and Pavers installed for energy and water conservation.
- 2-way sewer cleanout

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**NEIGHBORHOOD ATTRACTIONS**

- Mount Diablo Schools: Bancroft Elementary, Oak Grove Middle and Ygnacio Valley High School (check availability)
- Private Schools: St Francis, Seven Hills, De La Salle, Carondelet
- Nearby Canal bike trail
- Nearby Hiking: Castle Rock Park, Mount Diablo State Park, Borges Ranch
- Shopping: Safeway, Trader Joes, CVS
- Restaurants: Sorrento Pizza, Genova Delicatessen, Ozora Sushi, Panera & Starbucks
- Farmers Market: Shadelands, Walnut Creek