

1042 CHOCTAW COURT

FABULOUS FEATURES

QUICK FACTS

- 5 Bedrooms (per Title)
- 2.5 Baths
- 2,621 SQ FT per public records
- 10,450 SQ FT lot (per public records)
- Built 1972
- Solar-heated pool
- Cul-de-sac with views

INTERIOR FEATURES

- Dual pane windows
- Wood floors (living areas)
- Carpeting (bedrooms)
- Travertine flooring (bathrooms)
- Recessed lighting
- Vaulted ceiling in family room
- Two fireplaces (living room (free standing), family room (gas))
- Updated eat-in kitchen
 - Jenaire stove top/ microwave oven
 - Broan hood
 - LG refrigerator
 - Bosch dishwasher
- Updated bathrooms
- Spacious primary suite with private patio
- Fresh interior paint
- Indoor laundry room with storage closet

EXTERIOR FEATURES

- Solar-heated pool
- Patio with pergola
- Fountain
- Two storage sheds
- Exterior paint (2019)
- Leaf guard gutter screens
- Rain Dial irrigation system (front/back) (2017)
- New Fencing (2017)
- Front brick walkway
- Beautiful landscaping

Information Not Verified By Agent

7/11/21

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FABULOUS FEATURES

POOL

- Energy-efficient solar pool heater unit with panels (Diablo Solar, 2016)
- New pool filter and pool pump (2019)
- Pool resurfaced with micro-pebble tech surface and retiled by Aqua Gunite, Inc (2016)

SYSTEMS

- AC/Heating American Standard equipment installed by Walnut Creek Heating & Air Conditioning (2016)
- 30-year roof with approximately 15 years remaining

ITEMS INCLUDED IN SALE

- Kitchen appliances, including refrigerator
- Freestanding fireplace in living room
- TV in family room
- Metal freestanding shelves in garage
- Outdoor shed and storage unit
- Outdoor firepit, bird baths (2) and bench on front porch
- Polaris pool sweep and Solar pool cover reel system for in-ground pool

NEIGHBORHOOD ATTRACTIONS

- High-Rated Schools: Walnut Acres Elementary, Foothill Middle School, Northgate High School
- Parks: Arbolado, Castle Rock, Diablo Shadows, Heather Farm, Borges Ranch
- Swim and Tennis Clubs: Oak Grove, Scottsdale, Rancho San Miguel
- Amenities: Whole Foods, Orchards Shopping Center, Calicraft Brewing Co, Ygnacio Valley Library
- Recreation: Hiking in Shell Ridge Open Space, Castle Rock Park and Mount Diablo State Park, Ruth Bancroft Gardens, Ygnacio Valley Canal Trail, The Ultimate Fieldhouse and COPA Soccer Training Center