

Everything You Need and More than You Hoped For . . .



\$ 699,500



1714 Rio Grande Way, American Canyon, CA 94503

WEB: AmericanCanyonBeauty.com

- » **Beds:** 5 | **Baths:** 3 Full
- » **MLS #:** 21907809
- » Single Family | 3,301 ft² | Lot: 10,150 ft²
- » Come Home to Elegance and Ease! An Ideal Large Home with Every Comfort and Amenity, and a Practical Floorplan.
- » Plenty of Room for Entertaining, Separate Family Activities; Loads of Built-Ins, Closets, Pantry, Storage and Garage Space.
- » Super Location, Perfect Weather, Glimpses of Wetlands, Lovely Sunsets, a Private Oasis in the Shelter of Your Own Olive Grove.
- » Quality and Luxury in a Safe, Quiet Neighborhood where Children can Walk To and From Parks, Excellent Schools and Sports Programs.

QR Code



Linda Fischer
Dedication.
Diligence.
Discretion.

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BROKERS
of the
VALLEY

Coldwell Banker Brokers of the Valley

1775 Lincoln Avenue

Napa, CA 94558

(707) 258-5200

This distinctive home offers ideal barefoot comfort and elegance! Contemporary open plan Family Room, Kitchen, Dining and Living all flow easily past your private outdoor oasis, offering casual circulation of family and guests. A mature Olive Grove sways, and frames the Gazebo, custom stamped Patio and large Spa in Mediterranean ambience. The scent of Jasmine perfumes the air. A downstairs Guest Suite pairs with a 3d-car Garage, if separate spaces are needed. Upstairs a luxurious Master en suite with vast Walk-In Closet is set apart from other Bedrooms and their shared Bath by a spacious Office and Mezzanine. Gas fireplace, jetted tub, gleaming countertops, pantries, indoor laundry room, and custom window treatments are just some of the quality details throughout. Brand NEW, ready to install Stainless Dacor 5-Burner Gas Cooktop and GE Profile Double Oven complete the dream package!

Don't miss this gracious, large home on a quiet street just delightful strolling distance to Wetlands Nature Trail, Gadwall Park, Schools, Boys & Girls Club, and oh so convenient to shopping and commute in any direction-- even by Ferry to San Francisco. Minutes to Highways 20/37/12/90/124

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