

# 2822 Via Carmen

San José • 95124

*Quality and attention to detail abounds in this absolutely stunning home!*

- ☞ Three bedrooms – large master with double mirrored closets, secondary bedrooms each offer Anderson sliding doors to rear yard.
- ☞ Two full baths with tiled flooring, counters and showers
- ☞ Pleasant living room/dining room combination is accentuated by large picture window recessed lighting, crown molding, plush, neutral carpeting and French doors leading to the kitchen
- ☞ Delightfully appointed kitchen (remodeled in 2006) is highlighted by custom maple cabinets with under cabinet lighting, granite counters with full stone backsplash and glass tile accents, maple hardwood flooring, built-in refrigerator with specially made custom panels, built-in Dacor convection oven and microwave, Bosch dishwasher, Thermador stovetop, double stainless steel sink, recessed lighting, and eating area
- ☞ Lovely family room accented by a gas fireplace with fabulous, carved limestone and marble surround custom made in Italy, Anderson atrium door leading to rear deck, recessed lighting, crown molding, and neutral carpeting
- ☞ Maple hardwood entry
- ☞ Indoor laundry area, located off kitchen, offers maple cabinets, built-in ironing board, and door to rear yard
- ☞ Gorgeous, resort-like rear yard with newly plastered, solar heated, swimming pool equipped with an Ozonator (low chlorine), 2 waterfalls, exterior accent lighting, wiring for outside speakers, slate patio, deck with inset lighting and hot tub (also with an Ozonator).
- ☞ Oversized, finished, two car garage features an abundance of custom built-in cabinets, Workbench, and opener
- ☞ Other amenities include Central A/C, Milgard dual paned windows, Anderson sliding doors, copper plumbing pipes, CAT5 wiring, extra wide baseboards throughout, raised panel interior doors, "old world" wall texturing, decorative light fixtures and shake roof
- ☞ Excellent neighborhood schools: Fammatre Elementary, Price Charter Middle and Branham High School (*buyer to verify information and space availability*)
- ☞ Approximately 1,752 square feet of living space, 8,040 square foot lot, originally built in 1959



Offered at \$788,500

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