



## Mona Koussa Real Estate Group

### *Special Features & Neighborhood Points of Interest*

*At 959 Winsford Ct, San Ramon*

- Located in the luxe gated community of Norris Canyon Estates
- The highly regarded Menlo Provincial model by Toll Brothers
- Move-in ready, this 5,312 sq. ft. home offers 5 bedrooms plus office, 5.5 bathrooms, a first floor full bedroom/bathroom and features amazing unobstructed views amongst an impressive .40 acre lot

### **Distinctive Exteriors**

- Finely detailed stucco exterior with detailed window groupings, ornate balcony, and ornamental wrought iron double door entry
- Beautifully landscaped front yard
- 4-car garage with separate entrances and remote control access
- Grand scale 17,000 sq. ft. lot with unobstructed views of the San Ramon rolling hills—tranquil seclusion amongst acres of open preserved space
- Backyard offers stunning travertine pavers, spacious grassy knoll, an outdoor kitchen, and fire pit

### **Impressive Interiors**

- Dramatic two story circular foyer
- Vaulted ceilings and high windows
- Wide baseboards, crown molding and recessed lighting throughout
- First floor full bedroom with en suite
- First floor office
- Second floor laundry room with sink and spacious cabinet storage
- Secondary bedrooms each with their own private en suites

### **Chef's Kitchen/Family Room**

- Beautifully crafted wood cabinetry
- Expansive granite countertops and backsplash
- Walk-in pantry
- Large center island with vegetable sink
- Stainless steel GE Monogram appliances
  - Double door refrigerator with ice-maker, double convection oven, microwave, dishwasher, and 6-burner gas range with professional hood vent and trash compactor
- Expansive family room/kitchen combo with fireplace and access to backyard indoor-outdoor entertaining
- Family room wet bar with sink, wine fridge, and cabinet storage

### **Grand Master Suite**

- Spacious master suite with seating area, double-sided fireplace, and personal balcony with views
- Double large walk-in closets
- Spa-like en suite with double vanities, ceramic tile flooring, Roman tub, and large private walk-in shower

### **Neighborhood Points of Interest**

- First class amenities include: residents' clubhouse, tennis court, basketball court, tot lot, picnic areas, trails, and 24-hour gated fence security
- Access to biking and hiking trails for outdoor recreation
- Access to the Blue Ribbon award winning San Ramon Unified School District
  - Bollinger Canyon, Iron Horse, and California High School
- Easy access to prime business centers, schools, freeway access, and local shopping/dining and entertainment amenities
  - City Center Bishop Ranch: Equinox, Slanted Door, The Lot Cinema, Boba Guys, Salt & Straw
  - Shops at Bishop Ranch: Whole Foods Market, Target, Home Goods