



## Mona Koussa Real Estate Group

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

*At 3505 Ashbourne Circle, San Ramon*

- Located in the exclusive gated community of Norris Canyon Estates
- Peaceful streets among acres of open preserved space
- The luxurious Hillsborough collection by Toll Brothers
- Move-in ready, this home offers 4 bedrooms plus office, 4 bathrooms, and features a first floor full bathroom and bedroom/office amongst a spacious 4,008 sq. ft. of living

#### **Distinctive Exteriors**

- Finely detailed stucco exterior with arched 8-foot high door entry and arched bay windows
- Beautifully landscaped front yard
- 3-car garage with separate entrances and remote control access
- Spacious and private backyard features a waterfall/pond and brilliant entertaining & gardening possibilities

#### **Impressive Interiors**

- Grand formal entry gallery with marble floors and a curved oak staircase

- Vaulted ceilings and high windows
- Wide baseboards, crown molding and recessed lighting throughout
- Updated elegant engineered hardwood flooring
- Formal dining room, living room combo featuring a traditional gas fireplace
- First floor full bedroom/office
- First floor laundry room with sink and spacious cabinet storage

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

- Beautifully crafted wood cabinetry
- Expansive granite countertops and backsplash
  - Extended area for work/study
- Walk-in pantry
- Large center island with vegetable sink
- Stainless steel GE Monogram appliances
  - Built-in double door refrigerator with ice-maker, double convection oven, microwave, dishwasher, and 6-burner gas range with professional hood vent and trash compactor
- 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 private master suite
- Large walk-in closet
- Spa-like en suite with split vanities
- Ceramic tile flooring
- Jacuzzi tub with tile surround
- Large walk-in shower stall with bench seating and double shower heads

#### **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 award winning San Ramon Unified School District
- Minutes away from local shopping/dining and entertainment amenities
  - City Center Bishop Ranch: Equinox, Slanted Door, The Lot Cinema, Boba Guys
  - Shops at Bishop Ranch: Whole Foods Market, Target, Home Goods