

**2954 Ascot Drive**

**Unit:** SAN RAMON, CA 94583 **Area:** 4400  
**List Price:** \$1,124,500 **Listing Date:** 03/01/2006  
**Status:** ACTV **Pending Date:**  
**Orig Price:** \$1,149,500 **Sold Date:**  
**Sale Price:** **Days on Mkt:** 19  
**Off-Mkt Date:** **Days on MLS:** 19

**Property Information**

**Bedrooms:** 5 **Dwelling Type:** DE  
**Baths:** 3 / **Apx Lot Acre:** 0.23  
**Apx SqFt:** 3367 P **Apx Lot SqFt:** 10200  
**Year Built:** 1979 **Age:** 27 **Builder:** Shapell  
**Stories:** 2S **Model:** Clarendon  
**Garages:** 3 **Complex:**  
**Fireplaces:** 1 **Total Units:**  
**Rooms:** 11 **Floor:**  
**Pool:** Y **Pct Own Occ:**  
**New Sub:** **Census Tract:**  
**D/N/S:** INVERNESS PARK

**HOA:** N **Dues:** \$ **Litigation Pending:**  
**HOA:** **Ph:**

Graceful 2S, 5Bd, 3Ba, 3Car, 3,367 est. sq. ft. wonder in prestigious Inverness. Elegant, upgraded home w/spacious flow, large FR, LR, DR & gourmet kitchen. Spacious Master Suite, Bed 4 used as huge bonus room. Bed 5 & bath downstairs. Pool, deck, play areas. Walk to highly acclaimed schools & park.

**Residential Property**

**MLS No.:** 40146150 **Listing Type:** ER **Pt of Sale Ord:** N  
**APN:** 213062008 **Contra Costa** **City Tnsfr Tax:** N  
**CSO:** 2.5 **Dual/Variable:** Yes **Zoning:**  
**List Agent:** Steve Akel  
**List Office:** Alain Pinel Realtors  
**Office Phone:** 925 3141111 **Ext:**  
**Agent's Phone:** 925 9681452  
**email:** steve@steveakel.com

**Occupied by:** O **Name:** WHBOR **Occ. Phone:** (925) 833-0152 **Lock Box:** Y **Front Door**  
**Showing Info:** Call 1st, LM, Go **Age27**  
**Conf.** Call agent with questions. Wed appreciate your using pre-sale Escrow #38302390 w/Chicago Title Company.  
**Rmks:**  
**Directions:** Montevideo/Toby Rd/Ascot Dr **Cross Street:** Toby Road **Thomas Bros:** 673E5

**Features**

Bath Non-Mstr Include Shower Over Tub Solid Surface Stall Shower Tub Updated Baths Other	Exterior Stucco  Fireplaces Brick Family Room Woodburning Other	Gas Range/Cooktop Grill/Oven Built-in Ice Maker Hookup Oven Built-in Pantry Range/Oven Built-in Self-Cleaning Oven Updated Kitchen Wet Bar Other	Other  Pool Gunite Pool Cover Pool Sweep Solar Heat Spa  Possession COE Negotiable	Water/Sewer Sewer System - Public Water - Public  Yard Description Back Yard Deck(s) Fenced Front Yard Garden/Play Side Yard Sprinklers Automatic Sprinklers Back Sprinklers Front Sprinklers Side Storage Terraced Up Other
Bath-Master Includes Solid Surface Split Bath Stall Shower Tub Updated Baths Other	Flooring Tile Wall to Wall Carpeting	Laundry 220 Volt Outlet Gas Dryer Hookup Hookups Only In Laundry Room	Roof Composition Shingles	
Construction Status Existing	Garage/Parking Attached Garage Int Access From Garage Side Yard Access Space Per Unit - 1 Space Per Unit - 2	Level - Street 1 Bedroom 1 Bath Main Entry Other	Room - Additional Bonus/Plus Room Family Room Formal Dining Room Storage Other	
Cooling Central 2 Or 2+ Zones A/C	Heating Forced Air 2 Zns or More Gas	Level - Upper 3 Bedrooms 2 Baths Master Bedrm Suite - 1	Style Contemporary	
Disclosures Other - Call/See Agent	Kitchen Features Breakfast Bar Counter - Tile Dishwasher Double Oven Eat In Kitchen Garbage Disposal	Lot Description Level Premium Lot	Terms Cash Conventional	
Equipment Additional Garage Door Opener Mirrored Closet Door(s) Water Heater Gas Window Coverings Other				

**School Dist:** SRM **Elementary:** CallSchDst **Middle:** CallSchDst **Senior High:** CallSchDst  
**Selling Office:** **Selling Office Phone:**  
**Selling Agent:** **Selling Agent's Phone:**