



## Bill Clarkson, Broker

*Golden Hills Brokers/Bill Clarkson*

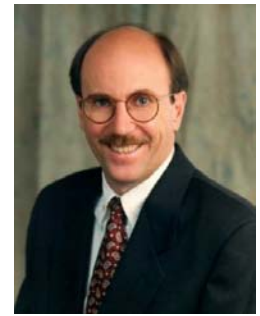
*“Your Inverness Park Specialist”*

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### *51 Fryer Court, San Ramon*



### **Offered at \$638,000**

- Located in the Inverness Park neighborhood, great HOA with voluntary \$35 dues/year
  - Single story home with many upgrades
    - 19' Polished limestone entry
      - Approximately 1,960 square feet of living area
      - Newer Dual paned windows
      - Three car garage
    - Newer roof
    - Separate gated RV parking (36 ft) on left side
  - Formal dining room
  - Family room with fireplace and wet bar
    - 3 Bedrooms and 2 bathrooms (fans in all bedrooms)
    - Hall bathroom remodeled
    - Inside laundry room
    - New Water heater, whole house fan
    - Vaulted ceilings
  - Large 10,200+ square foot corner lot
  - Living room also has a fireplace
- New Air conditioner & Furnace (2008)
- Two French doors lead to backyard
  - Two storage sheds
  - One year Home Warranty Included
- Elementary school just a walk down the Inverness Park Greenbelt

