

RE/MAX PARKSIDE REAL ESTATE

1628 Granache Way

\$715,000

*The Real Estate
Leaders*

#1042271

Location: Templeton

Size: 2,659 +/- square feet

APN: 039-224-035

Zoning: Residential

Terms: Cash, CTNL

Showing: Call Jim

**RE/MAX PARKSIDE
REAL ESTATE**

Jim Irving

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Discover Vineyards living & room to spare! This single-level home is truly one-of-a-kind. It is beautifully finished with a fireplace, granite counters, numerous built-ins and soothing interior paint palette. In addition to two bedrooms, two bathrooms (including a master spa tub), and an office, it has a permitted casita. The 660 square foot space include a plumbed-in kitchen, toilet, and shower, perfect for use as a granny unit or guest unit! Fully landscaped, the property includes a fabulous backyard patio with custom pool, waterfall, and separate spa. A safety fence for the pool is included. The home's location within the sought-after Vineyard's neighborhood is an added benefit with close proximity to Templeton schools, walking paths, and the Trader Joe's center!

Directions: From Highway 101, take Vineyard Drive west. Turn left (south) on Bethel Road and head right (west) on Granache Way. Home is on right (north).



Call Jim!

The above information was obtained from seller and has not been verified by Broker/Agent. Buyer is advised to consult with his own experts, not real estate licensees, in order to verify any of the above information. Each office is independently owned and operated.