



525 KEYES AVENUE, ANGWIN, CA

OVERVIEW

- + APN: 024-040-005-000
- + Architecture style: Mid-century/Contemporary
- + Stucco Exterior
- + Originally built in 1957, Updated
- + 1,640± Sq Ft
- + 3 Bedrooms
- + 2 Bathrooms
- + Attached Bonus Studio
- + 2.88± acres
- + Completely fenced perimeter
- + Detached one-car garage, manual door
- + Smart thermostat
- + Solid core doors throughout
- + Oak floors throughout

Living Area

- + Floor to ceiling, wall to wall windows
- + Wood burning fireplace
- + Ceiling fan
- + Built in shelving
- + Attached large deck
- + Wood floors

Kitchen

- + Thomasville Custom Cabinets
- + Granite counters
- + LG 5-burner gas range and oven
- + Allure Hood over range
- + LG refrigerator/freezer side by side
- + LG Dishwasher
- + Porcelain double sink with window over and pendant light
- + Water Filtration System
- + Insinkerator disposal system
- + Wood floors

Dining Area

- + Access to kitchen
- + Chandelier over table
- + Wainscoting
- + Patio access
- + Views of property

Laundry Room/Mud Room

- + New GE stacked Washer and Dryer
- + Cabinet with Granite folding counter
- + Utility Closet
- + Coat Closet
- + Pantry closet
- + Access to front patio

Guest Bath

- + Single sink
- + Mirror and sconce lighting
- + Stone tile shower stall with glass door
- + Tile floor

Guest Bedroom 1

- + Closet
- + Windows
- + Private with access to exit

Primary Bedroom

- + Two large closets – wall to wall
- + Windows with views of property
- + Wood floors

Hall

- + Guest coat closet
- + Cedar lined linen closet

Main Bathroom

- + Pegasus Vanity with double sinks, granite counters and storage
- + Wall mirror with sconce and overhead lighting
- + Heated floors
- + Soaking tub with shower over
- + Toilet with storage over
- + Tile floors

Bedroom 3

- + Window
- + Closet

BONUS STUDIO

- + Separate entrance off patio
- + Two rooms
 - o One carpeted
 - o One with bamboo flooring
- + New paint

OUTDOORS

- + Automatic gate
- + One-car Garage
- + One-car covered car port attached
- + Pathway lighting
- + Landscaping front
- + Decorative gravel pathways and driveway
- + Hardscaping with stone and stained concrete
- + Seasonal stream
- + Lush trees extensively maintained
- + Brush mower
- + Tuff Shed for storage

OUTDOOR ENTERTAINING

- + Large front patio
- + Large back deck
- + Two acres of open areas
- + Very private

INFRASTRUCTURE

- + Generator: Honda
- + Water Filtration System
- + Standard water heater
- + Roofing: Compopsite Shingles
- + Water: Dual Water Source - Well for landscaping and Public for home use
- + Sewer: Septic
- + Gas & Electric: PG&E
- + WIFI/TV: Starlink receiver
- + Foundation: Raised
- + HVAC: Central – York