



1790 ELLIS STREET #13

CONCORD, CALIFORNIA

Lifestyle Real Estate Services is proud to present a spacious condominium in the Lake Terrace community association. Ideally positioned as an end unit, the rooms are light and bright with windows on three sides of the home. Access also couldn't be easier, being directly across from the elevator and only steps from the building's mailboxes. The view out of the large living room slider is exemplary – from here, and from the expansive patio, one can watch the activities on Ellis Lake while enjoying privacy from mature trees that block the view of others looking in. Take advantage of this ideal location and opportunity to make it your own while building equity through rehabilitation and minor repairs. Bring your offer today!

LIST PRICE: \$325,000

lifestyle
REAL ESTATE SERVICES

A GREAT PRICE ON AN END UNIT IN AN IDEAL LOCATION.

It is commonly said in real estate: "LOCATION, LOCATION, LOCATION!" and this end-unit location does not disappoint. Close to just about everything, residents here will enjoy quick freeway access, great local shopping, and only a 15-minute walk to the Concord BART station.

The home itself could use an update, but the fundamentals are ideal to customize a fantastic space. The existing fireplace has a gas start that may easily convert to a gas unit that comes on with a switch. The trash compactor in the kitchen could be replaced with a small wine fridge. Residents will love the in-unit laundry closet as many lesser homes of this genre require a trip, with a basket, outside to the community laundry room. With so much going for it and at such a great price, it's easy to see the potential to build "sweat equity" and enhance the home to your taste.



Despite its current condition, this property has great potential to be something very special and its location could not be more ideal. Here are just a few of this home's features:

- 3 bedrooms, 2 bathrooms; Built in 1980
- 1,261 square foot residence
- Only a 15-minute walk to Concord BART Station
- 2-car covered parking
- On-site storage unit
- Secure, community gated access
- Community pool and spa
- Ideal, direct access from building elevator
- Wood-burning fireplace with gas start
- In-unit laundry
- Forced-air heating and air conditioning
- Master bedroom with dual closets
- Master bathroom with large vanity and shower stall
- End unit with extra windows and lots of natural sunlight
- Walk Score®: 88/100 on WalkScore.com, which means that "Most errands can be accomplished on foot."

WE'D LOVE TO MEET YOU!

You can schedule a private showing appointment with us by visiting us online at [LifestyleRES.com/contact](https://www.lifestyleRES.com/contact) or by calling (925) 230-8375.