



299 VIA CIMA COURT

DANVILLE, CALIFORNIA

Lifestyle Real Estate Services is proud to present a fixer-upper property suited for the investor or contractor client. Still owned by the original family for whom it was built, this home has not seen significant update since it was constructed and is in need of a complete overhaul and refresh. Once rehabilitation is complete, this property will be a stunner -- with fantastic privacy, in a very quiet neighborhood, and with access to some of the most prestigious schools in the East Bay. Make it your home today!

LIST PRICE: \$900,000

lifestyle
REAL ESTATE SERVICES

A FIXER-UPPER OPPORTUNITY IN A PRESTIGIOUS DANVILLE NEIGHBORHOOD.

Positioned on a private court with a long driveway, the location of this property forms the perfect nexus between livability and privacy. Less than a mile from both Los Cerros Middle School and Monte Vista High School, this neighborhood harkens back to a time before smart phones and tablets when kids rode their bikes to school.

They don't build houses like this anymore; today's tract homes don't hold a candle to the structural integrity that a custom home built by a private contractor can provide. Still, the owner of this home has let it fall prey to ongoing deferred maintenance issues, and now it needs a little "love." Our team envisions a remodel done in the popular Modern Farmhouse design trend, which would take advantage of its unique attributes like the vaulted, beamed ceilings and post-modern cement staircase. If you're interested in building "sweat equity" in your home, or flipping a property for profit, this is a great opportunity.



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:

- 4 bedrooms, 3 bathrooms; Built in 1971
- 1873 square foot residence; 17,810 square foot lot
- Serene setting up a private court with a long driveway
- Large windows and sliding glass doors fill the space with natural light.
- Expansive deck off the family room for an outdoor eating area.
- Formal living and dining rooms flank double-entry door.
- Wood-burning fireplace in living room
- Vaulted ceilings in lower level feature accent beams for visual interest.

- Garage has been converted to a recreation room, and does not seem to be included in the living space square footage recorded in public records.

OPEN HOUSE SCHEDULE:

- Sunday, September 9; 1-4pm
- Thursday, September 13; 11am - 1pm (Broker's Tour)
- Sunday, September 16; 1-4pm
- Offers Due: September 17 @ 5:00pm

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.