

## Features: 4450 Yosemite Way

Listed for \$549,000

3 bedrooms, 2 baths

1,562 sq. ft. on a 10,370 sq. ft. lot

Built in 1955

- Midcentury ranch-style home
- Refinished hardwood floors in living and dining area rooms
- New carpet/linoleum flooring in the rest of the house
- Recessed lighting installed in living room, dining room, kitchen, and family room
- New shower installed in the three-quarter bath
- Central air and heat (6 years, new energy efficient air conditioner and gas furnace installed)
- Copper plumbing (6 years)
- PVC drain lines installed to the sidewalk (6 years)
- Electrical system rewired and new 200-amp panel installed (6 years)
- Automatic sprinkler system installed (6 years)
- Shingle and composition roof (7 and 5 years approx.)
- Installed new water heater
- Installed washer/dryer hookups in garage
- Updated kitchen with granite counters, linoleum floor, stainless steel appliances
- Family room with decorative fireplace
- New windows in family room
- Attached two-car garage with automatic door opener
- Separate storage shed in back yard
- Back yard features patio with lawn space and views of hillside
- Schools: Delevan Elementary, Eagle Rock Junior/Senior High School

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