

Captivating Home!



1423 Cambridge St., Novato, CA 94947

WEB: 1423Cambridge.com

- » **Beds:** 4 | **Baths:** 2 Full
- » **MLS #:** 21822377
- » Single Family
- » Stunning backyard and lounge area - irrigation & drainage systems
- » Two car garage with laundry area & side yard access
- » Open floor plan with good sized bedrooms, fireplace, large dining areas
- » Storage/Garden Shed, Washer, Dryer & kitchen refrigerator included in sale
- » Close to Rancho Elementary & Novato High, shopping & transportation



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\$ 860,000



A charming home located in the Rancho School area, close to downtown, shopping & transportation. Casual single level living, 4 bedrooms, 2 baths, lovely kitchen, with some appliance upgrades, has a large visual opening to the living room & woodburning fireplace, hardwood flooring & newer bedroom carpeting. The living room unfolds to a step down area with built-in cabinets and wall to wall counter ideal for homework, crafting or additional dining area. Many improvements have taken place since the current sellers bought this home. The backyard has seen many changes creating a large level play/entertaining area, new landscaping, irrigation, stunning block retaining walls & planting areas. Although unseen, the biggest benefit has been drainage improvements. French drains, & all drains lead to a sump pump & the crawlspace under the house has been lined with a clean crawl membrane. The home has been insulated in the attic & walls, some new dual paned windows, new furnace, ducting, & air-conditioning has been installed providing energy efficiencies. Other amenities include a newer electrical 100 amp main, recessed lighting, an alarm system, interior & exterior painting & a new front door with window panels to name a few. A large two car garage conveniently opens to the kitchen area. The family room/dining area opens to the back yard which has an outdoor entertaining area with an overhang and a level grassy area for fun, large gatherings and lounging. This home is walking distance to Rancho School & Novato High School and is

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