

# **\$1,194,900 - 6813 Amador Valley Blvd., Dublin**

MLS® #41093052

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**\$1,194,900**

4 Bedroom, 2.00 Bathroom, 1,483 sqft

Residential on 0 Acres

ECHO PARK, Dublin,

## **SIGNIFICANT PRICE ADJUSTMENT!!**

Venture inside and see this meticulously maintained home that has been lovingly lived in since it was built. The rich warm hardwood floors have been skillfully refinished and new traditional wide baseboards installed throughout. Additional improvements and updates include: Freshly painted interior, all new six panel doors with nickel French style hardware, new Contemporary light fixtures, new neutral porcelain tile in Primary Bath, and new outdoor carpet for the huge enclosed back Patio. Items to note are the recently installed energy efficient HVAC System and Upgraded insulation in garage. You will truly enjoy the spaciousness and airy feeling of this lovely home as it has a large living room with brick fireplace and a separate Family Room. PLUS that back enclosed Patio for hobbies, childrens play area, or whatever you need! Very low maintenance yard. Low water bill. No lawn mower needed here! Did I mention that all the top rated schools are within walking distance? Not to be overlooked is the close proximity to the Walking Trail and Dog Park. A vast array of shops and diverse restaurants are located within a mile! Commuting? Five minutes to 680 and 580! This is a home you can just move into and enjoy for years to come.

Built in 1965

## **Essential Information**



|                |                          |
|----------------|--------------------------|
| MLS® #         | 41093052                 |
| Price          | \$1,194,900              |
| Bedrooms       | 4                        |
| Bathrooms      | 2.00                     |
| Full Baths     | 2                        |
| Square Footage | 1,483                    |
| Acres          | 0.15                     |
| Year Built     | 1965                     |
| Type           | Residential              |
| Sub-Type       | Single Family Residence  |
| Style          | Ranch                    |
| Status         | Closed                   |
| Listing Agent  | Deborah Carter           |
| Listing Office | BHHS Drysdale Properties |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 6813 Amador Valley Blvd. |
| Subdivision | ECHO PARK                |
| City        | Dublin                   |
| County      | Alameda                  |
| Zip Code    | 94568                    |

### **Amenities**

|                |                            |
|----------------|----------------------------|
| Parking Spaces | 2                          |
| Parking        | Garage, Garage Door Opener |
| # of Garages   | 2                          |
| Garages        | Garage, Garage Door Opener |
| Pool           | None                       |

### **Exterior**

|                 |                             |
|-----------------|-----------------------------|
| Lot Description | Back Yard, Front Yard, Yard |
| Windows         | Screens                     |
| Roof            | Shingle                     |

### **Interior**

|                   |                         |
|-------------------|-------------------------|
| Interior          | Stone, Wood             |
| Interior Features | Eat-in Kitchen          |
| Appliances        | Gas Water Heater        |
| Heating           | Forced Air, Natural Gas |

|            |                           |
|------------|---------------------------|
| Cooling    | Central Air               |
| Fireplace  | Yes                       |
| Fireplaces | Living Room, Wood Burning |
| Stories    | One                       |

### **Additional Information**

|                 |                  |
|-----------------|------------------|
| Date Listed     | April 11th, 2025 |
| Days on Market  | 34               |
| Short Sale      | N                |
| RE / Bank Owned | N                |

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