

# True Genius Model



\$ 1,099,000



22 Lavenham Rd, Novato, CA 94949

- » Beds: 3 | Baths: 2 Full, 1 Half
- » MLS #: 321092711
- » Single Family | 2,126 ft<sup>2</sup> | Lot: 3,749 ft<sup>2</sup>
- » Hardwood Floors, Rounded corners, Two gas fireplaces
- » Newer Stainless Steel Refrigerator and Dishwasher, Kitchen pantry
- » Two accesses to interior courtyard, Large Trellis & Bluestone patio in backyard
- » Expanded primary bedroom with dramatic coffered ceiling
- » Walking distance to MOCA, Beso's restaurant & amphitheater plus more.
- » More Info: 22LavenhamRd.com



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Traditions is a beautiful development in the heart of Hamilton that has a refreshing blend of architectural styles capturing the spirit & character of a bygone era. This home is filled with upgrades & amenities truly making it special & unique. From the private front porch & driveway pavers, the minute you enter you know you are someplace special. Included are gorgeous hardwood floors, plantation shutters throughout, windows everywhere maximizing light, A/C, granite kitchen countertops, newer stainless steel refrigerator & dishwasher, French doors leading to the courtyard & backyard, some light fixtures, 2 gas fireplaces, beautiful crafted staircase, rounded wall corners, upstairs laundry room & massive expanded primary bedroom with dramatic coffered ceiling and two remote ceiling fans. The backyard has a large trellis & lush landscaping that provide privacy. Media niches and cut in areas add style to the rooms. The home provides separate spaces but its floorplan appears open concept. This is a genuinely a gem!

