

# A Slice of Paradise in Novato



\$ 980,000



1697 Hill Rd., Novato, CA 94947

- » Beds: 3 | Baths: 2 Full
- » MLS #: 323041665
- » Single Family | 1,418 ft<sup>2</sup> | Lot: 10,395 ft<sup>2</sup>
- » Recently painted interior, new carpeting & engineered hardwood. Large corner lot.
- » New appliances: Refrigerator, micro/hood, gas range, dishwasher, new vanity in guest bath
- » More Info: 1697HillRd.com



Denise Athas  
George Athas  
(415) 246-2959 (Cell - Denise)  
(415) 444-6586 (Cell - George)  
DAthas@aol.com  
<http://www.deniseathas.com>

  
**ATHAS & ASSOCIATES**  
REAL ESTATE INC.  
Athas & Associates Real Estate Inc.  
1202 Grant Ave.  
Suite A2  
NOVATO, CA 94945  
(415) 246-2959



Welcome to your new dream home! This move-in condition home boasts single level living on a large corner lot. With a large backyard with tons of potential, you'll have the perfect space to create your own personal oasis. Plus, there's even room for an ADU if you desire. The home has recently gone through some upgrades with new features such as all new appliances & refrigerator, engineered hardwood & carpeting in all 3 bedrooms. The guest bath has a new vanity & the entire interior was painted. Inside, you'll find a beautifully updated kitchen that flows seamlessly into the living room & has French doors to the outside. The highlight of the home is a large primary en suite with 2 closets, outside access & cathedral ceilings offering the perfect retreat after a long day. Soak in your jetted tub & enjoy 2 vanities in the primary bath. Unique features include a cozy enclosed front porch to relax & unwind with a cup or coffee or glass of wine. The corner lot allows for additional off-street parking as well as a 2 car garage. The property has established, drought tolerant, native landscaping. Located close to downtown, shopping & Hill recreation center where you'll have endless options for entertainment & outdoor activities. This is an incredible opportunity to own a slice of paradise in Novato.

