

CAPTIVATING CONTEMPORARY IN THE MONTCLAIR HILLS



SKYLINE BOULEVARD IN MONTCLAIR

Only a short distance from the trails and natural beauty of the Regional Parks, this four-plus bedroom three bath contemporary resides in a private wooded sanctuary in the Montclair Hills. Walk across the marble floors of the formal entry to be greeted by an open, flowing design with 3300+ sq/ft* of living space. The upstairs features three generous bedrooms with bamboo floors, including the master suite with walk-in closet, private deck, and stunning master bath. Elegant details await you below in the soaring great room, with french doors to the oversized deck, tiled fireplace, and bamboo floors. Continue on into the sophisticated dining room with crown molding, recessed lighting, ample windows and french doors framing picturesque views of the hillside and Bay. The European style cooks kitchen is flanked by the dining room and charming breakfast nook, and features generous maple cabinets, granite countertops with barstool seating, recessed lighting, and stainless steel appliances. The downstairs features a separate entrance, offers a fourth spacious bedroom, family room, and bonus room/office. Additional details can be found on the reverse side of this flyer.

Offered at \$985,000

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SKYLINE BOULEVARD



PROPERTY FEATURES

- Four-plus bedroom, three bath Montclair contemporary, over 3300 sq/ft* of living on a 7316 sq/ft* lot (*per appraisal)
- Sizable two car garage with generous driveway and courtyard entry.
- Surrounded by mature redwood trees

UPPER LEVEL

- The formal entry features gorgeous marble floors and leads to three spacious bedrooms featuring bamboo floors, crown molding, and recessed lighting
- The bright and airy master bedroom offers french doors to the private deck, beautiful views, walk-in closet, and a stunning master bath with sunken Jacuzzi tub, separate standing shower, and double vanity.
- A second bathroom shares the same attention to detail with designer fixtures, granite counter, Toto toilet, and beautiful tile work on the floors and in the bath area

MAIN LEVEL

- Bamboo floors throughout the main level
- The soaring great room features exquisite views, a tiled fireplace with bench seating, and french doors that lead to the oversized deck
- Ideal for entertaining, the formal dining area includes picture windows, french doors that open to the deck, crown molding, and recessed lighting
- The cook's kitchen has all the amenities including generous maple cabinets, expansive granite counters, stainless steel appliances, European style cook top, and a barstool seating area. In addition, adjacent to the kitchen is the charming breakfast nook with window bench seating

LOWER LEVEL

- Wall to wall carpet grace the stairs and rooms of the lower level
- A third bathroom features a pedestal sink, stall shower, designer fixtures, and tumbled stone tiles
- The family room is flanked by a fourth spacious bedroom and a bonus room that can used as an office or library

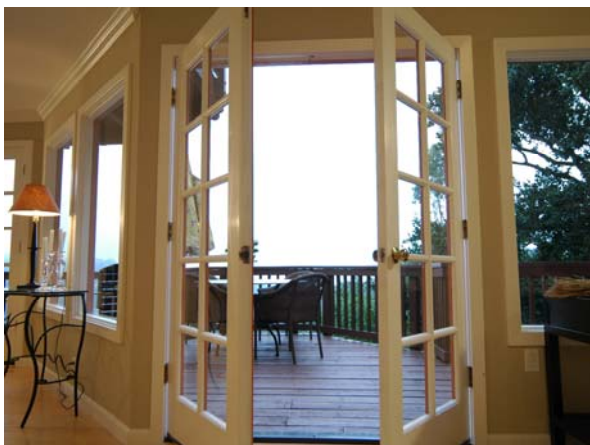
- A separate entrance offers additional privacy for guests or au pair

IMPROVEMENTS & UPDATES

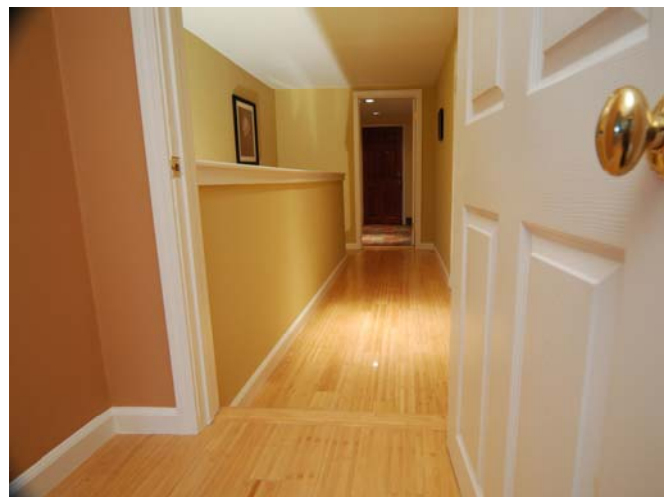
- The entire house was remodeled in 2004; Upgrades to kitchen, all baths, flooring, and electrical. Recessed lighting was installed throughout. The entire house was painted in 2006 and the roof was replaced in 2003
- Driveway and front landing area/deck were treated with a specialized fiberglass water proofing in 2004. The driveway railing was replaced the same year.
- Extensive landscaping was completed in 2004, including addition of stone retaining walls, new sprinkler system, new drip system, and a fruit orchard with drip sprinkler system. In addition, wood steps and railings were installed on the north and south side of the house.
- New gutters and downpours were installed in 2003 and a french drain was installed to aid with water flow

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Photography ~ Quentin C. Bacon



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