


**Patricia & Ashley Battersby**

925-330-6633 925-323-9955

ashley@ashleybattersby.com

BRE# 00854469 &amp; 1407784

[www.ashleybattersby.com](http://www.ashleybattersby.com)

@ashleybattersbyhome


**18 Toledo Court, Happy Valley, Lafayette**

3331 Sq Ft\* .94 Acre\* 4 Bdrms + Bonus Room 2.5 Baths



- Desirable Cul de Sac Neighborhood
- Private Setting, Level Yard, Great Spaces
- Circular Driveway at end of Private Lane
- Dramatic High Ceilings, Walls of Windows, Glass Doors
- 3 Car Garage, Bonus Room
- Sunny Kitchen Opens to Family Rm
- Two Tennis Courts, as part of Happy Valley Estates Association
- Walking Distance to HV Elementary

**COMING SOON! 3253 Surmont Drive, Lafayette**

2876 Sq Ft\* 3.6 Acres\*\* 4 Bdrms 3 Baths



- Most Extraordinary Panoramic Views – Mt Diablo, Walnut Creek and City Lights, Lafayette Hills
- Huge Level Acreage, Lovely Private Setting
- Large Swimmer's Pool, Soccer Field with Uprights
- Huge Lawns, Gardens, Paver Patios, Pond
- Top-rated Lafayette Schools
- High Vaulted Ceilings, Walls of Glass, Andersen French Doors
- Lovely Living Room with Floor to Ceiling Fireplace
- Granite Kitchen, Dining Room, Large Master Suite with Fireplace
- Detailed Moldings, Hardwood floors
- Granite, Marble, Tile, New Carpeting, Many Updates

\*per Public Records \*\*per parcel map

