

Just Listed! Rare, New Construction in Lafayette!



Newly on-market — rare, new, single-level construction in Lafayette within an enclave of homes at the edge of the Reliez Valley -- centrally located with superb commute access, as well as within walking distance to Springhill Elementary and Acalanes High School.

The first home is an expansive 3500± sq. ft., single-level floor plan with 4 bedrooms, 3.5 baths, plus an office. Designed from the ground up for the contemporary living needs of today's families and those who entertain. It features dramatic, spacious central living areas with seamless integration of the kitchen and family room. A large, level backyard complements the home, framed by beautiful oaks and rolling hills. Extraordinarily efficient use of space allows for a sumptuous master suite, and well-proportioned secondary bedrooms.

Built by Lafayette's TT Construction and Engineering, the home exhibits an exceptional level of craftsmanship that is rarely seen in today's marketplace.

Offered at \$1,998,000



Ron Rothenberg, MBA Marketing & Finance

Susan Rothenberg

925.286.5530

License #: 01309986 | 00857547

TeamRothenberg.com | info@TeamRothenberg.com

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LUXURIOUS HILLSIDE RETREAT

260 VALLEY HILL DRIVE | MORAGA, CA. 94556



I am proud to present this palatial home and expansive horse property with quick access to downtown Moraga, Orinda and Lafayette. You will love the private setting in the Moraga hills. The home has towering ceilings, smooth flow, and an ideal layout for congregating with loved ones or spreading out for peaceful sanctuary. Three large suite-sized bedrooms are situated upstairs with the huge master suite with valley views. The middle level has the foyer, living, dining, office, family and kitchen rooms. The lower level includes a work out area, media room, bonus game room, tons of storage, and access to the three-car garage. Outside, one may enjoy the solar and gas heated pool with waterfalls and spa while entertaining on the spacious rear patio against a wooded hillside backdrop. In the front there is room for a corral next to the cabernet and chardonnay vineyard. Nearly every room enjoys views of this home's tranquil natural setting. This property—with its location, floor plan, top-notch schools and access to the greater Bay Area—offers an amazing opportunity for your dream lifestyle.

www.260ValleyHill.com

Overview: 4 bedrooms, 3.5 bathrooms, 5,200+ sq. feet, and 3-car garage on 5+ acre lot (per owner)

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510.846.4687

guyblume@gmail.com

GuyBlume.com

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OFFERED AT \$1,899,000

