



# SWEETNESS

*in Sleepy Hollow, Orinda*



**188 Lombardy Lane, Orinda - \$3,495,000**

Fabulous home in Sleepy Hollow with an ideal floor plan and private backyard. Perfect for indoor/outdoor living and entertaining with L-shaped layout featuring living/dining combo and eat-in kitchen/great room, all with French doors to the backyard.

Backyard oasis includes salt water pool/spa, outdoor bathroom, lawn, play area, chicken coop, and outdoor entertainment amenities. For gardeners: raised beds, rain collection system, and fruit trees.

Eat-in kitchen has center island, breakfast nook, high-end appliances, and backyard views. Main level includes en-suite bedroom, two additional bedrooms, and hall bathroom. Upstairs primary suite features balcony, spa bathroom, and walk-in closet. Fifth bedroom ideal for nursery or office.

Highlights: designer finishes, built-in speakers, Tesla power walls, solar panels, and hardwired internet. Excellent location near top schools, park, trails, and towns of Orinda and Lafayette.

**An outdoor lover's dream!**

<b>5</b> <i>Bed</i>	<b>4</b> <i>Bath</i>	<b>.76</b> <i>Acre</i>
<b>±3,648</b> <i>Sq ft</i>	<b>1</b> <i>Wow Pool</i>	<b>100%</b> <i>Amazing!</i>

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