

376 COLD SPRINGS RD., ANGWIN

OVERVIEW

- 1,791± square feet
- 2.33± acres
- Single Family Residence with wood siding and concrete tile roof
- Built in 1960
- Current owner purchased in 2017
- 4 bedrooms
- 2 bathrooms
- Attached 2 car garage
- Detached studio; 943± square feet

HIGHLIGHTS

- Newly painted interior and exterior
- Generac whole house generator
- Fireplace with gas insert

FEATURED THROUGHOUT

- Bamboo floors
- Recessed lighting
- Natural light
- Dual paned window

MAIN

- Entry
 - Coat closet
- Living Room
 - Sliding glass doors to access back deck and lawn area
 - Fireplace; gas insert
- Dining
 - Sliding glass doors to access side covered patio
 - Opens to living room and kitchen
- Kitchen
 - Kohler dual sided sink with Insinkerator
 - Tile countertops
 - GE stainless steel dishwasher (installed in Sept. 2024)
 - GE stainless steel 5-burner gas range and Zephyr hood

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- GE stainless steel refrigerator
- Primary Bedroom Suite
 - Door to access lawn area
 - En-Suite bathroom; remodeled in 2022
 - tile floors, single sink vanity, tub/shower combo with Grohe fixtures and shower wand
- 3 spacious bedrooms
- Guest Bathroom (remodeled in 2022)
 - Dual sink vanity
 - Tile floors
 - Walk-in shower with Grohe fixtures and shower wand
- Laundry/mudroom
 - Doors to access both garage and side patio
 - Abundant storage
 - Tile floors
 - Sink
 - Counterspace
 - Washer and dryer hook ups (electric dryer)
- Detached Studio
 - Multiuse space and storage
 - Composition roof
 - Sliding glass doors
 - Vaulted ceiling
 - Fujitsu Halcyon mini split

EXTERIOR

- Automatic irrigation
- Covered patio
- Lawn space (with gopher wire)
- Shed; previously used for goats
- Storage shed/well house
- Quiet and peaceful setting; very private
- Ample room for gardening, chickens, or other animals
- Peek-a-boo vineyard view

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INFRASTRUCTURE

- Water: Well; 13.6 gpm
- Standard septic
- Gas and electric; PG&E
- HVAC: Lennox
- Cable: Direct TV
- Internet: AT&T
- Water heater: American Standard; 40 gal. tank, natural gas
- Generac automatic whole house generator with automatic transfer switch; serviced by Mel Electric every 6 months
- Maintenance costs:
 - PG&E averaged \$325/month over the last 12 months
 - Mel Electric maintenance is \$500/year
 - Annual weed eating ~\$1200
 - Homeowners Ins is \$12,000/year (policy sourced via Wine Valley Insurance)