

Key Features:

- **Private and Secluded:** Accessed via a private lane shared with only one other home, providing a peaceful and secluded setting.
- **Stunning Views:** Enjoy beautiful views of Mt. Burdell and surrounding hillsides dotted with horses.
- **Convenient Location:** Close to amenities such as groceries, restaurants, walking/hiking trails, pickleball/bocce courts, and easy access to downtown Novato and Hwy 101.

Interior Features:

- **Gourmet Kitchen:** Features alder wood cabinets, LG fridge, Bosch dishwasher, Dacor stovetop with down-vent, KitchenAid oven with combo convection/microwave, black granite sink with Aquasana 2-stage water filter faucet, and a spacious walk-in pantry.
- **Utility Room:** Includes a second fridge with filtered ice maker, washer/dryer, built-in ironing board, central vacuum equipment, and an instant hot and cold water filter.
- **Skylights:** Two remote-controlled operable Velux skylights with solar auto-close rain feature and remote-operated blinds; one stationary Velux skylight.
- **Solar Shades:** Four remote-controlled large exterior solar shades along the deck keeps the sun at bay while still providing light and subdued views.
- **Elegant Interiors:** Brazilian hardwood laminate flooring in the dining and sunken living room.
- **Fireplace:** Floor-to-cathedral ceiling Sonoma Rock hearth with a see-through gas log fireplace between living room and master bedroom.
- **Built-in Speakers:** Control module in the dining room operates built-in speakers on the front and back decks, master bedroom, and living room.
- **Fire Safety:** Interior fire sprinkler system throughout, including a water collection tank and pressurization system.
- **Storage:** Generous storage space with closets outfitted with Elfa organization/shelving system, a large storage room in the stairwell next to the garage, and a large storage shed near the garden.
- **Recent Updates:** New paint inside and out, new roof and skylights, new carpet, two full glass door panels, hot tub, back deck and entry gate, gas-log fireplace, generator-compatible primary electrical panel, window shades in kitchen, walk-in closet, utility room, sealed driveway, and central vac beater brush and hose.

Exterior Features:

- **Parking:** 2-car garage wired for 220 EV charging (supply your own hook-up) or conversion for workshop. Carport and plenty of parking including room for an RV.
- **Decking:** IPE wrap-around hardwood decking in the front and back; remaining deck areas in redwood. The deck facing the driveway has a natural gas plumbed for barbecue hook-up.
- **Irrigation and Lighting:** Wifi/app-enabled Rachio irrigation timer and landscape lighting on a timer or interior switch.
- **Hot Tub:** Recessed 7' diameter Nordic Crown hot tub with ozone sanitation, eco-mode heating feature, Nordic Wrap additional foam insulation, wired on 220 for heating efficiency, manual lid lifter, and unobstructed views from the tub.
- **Fenced Yard:** Gates on decks to contain kids or pets; multiple fenced areas in the backyard including a vegetable garden.
- **Fruit Trees and Gardens:** Fruit trees including apple, cherry, pear, apricot, pluot, aprium, plum, lemon, kumquat, tangerine, grapefruit, persimmon, and loquat. Also features a beautiful rose garden, oak and redwood trees, and multiple Chinese Pistachios providing seasonal color.

ADU Apartment:

- **Private Entrance:** Accessible via its own entrance, or from the interior stairwell of the main house.
- **Fully Equipped:** Includes a full kitchen, walk-in pantry, full bath, washer/dryer utility closet, and French doors to its own deck.
- **Heating:** Dual-zone furnace for separate thermostats for the main house and lower apartment.

Additional Features:

- **Extras:** Granite and quartz countertops throughout. Built-in shelving/drawers in master bedroom. Natural rock entryway and base for fire pit on decking.

Make your dream of owning a hillside retreat a reality! Don't miss out on this unique opportunity to own a piece of paradise in Novato, California.