



### *Special Single Story Gem!*

This is a terrific newer and rare single story home in Calavera Hills with 3 bedrooms and 3 full baths and 2050 sq ft of living area. With neutral colors throughout, there's a nice flow to the floor plan with a large high-ceiling living room and dining room combo, plus a family room with a cozy fireplace. You'll love the spacious gourmet kitchen with white euro-style cabinets and granite counters. The master bedroom is large and includes a sliding glass door to the back patio. The master bath features a separate shower and oversized bath tub, along with a large walk-in closet with mirrored doors. This home is perfectly set up for great indoor/outdoor living to enjoy the sunny Carlsbad weather year-round! There is a sliding door from the kitchen/family room area out to the westerly facing backyard and patio as well. The patio has lots of space for a BBQ and outdoor table and chairs. It also has a nicely manicured garden and lawn area. This desirable property is within one block of award winning elementary and middle schools. You can also walk to the Calavera Hills Preserve nature and open space area. It has wonderful hiking and biking trails and a lake. Also close by is the Calavera Hills Community Center with ball parks, a gymnasium, tennis courts, a playground and much more. This fabulous property has easy access to freeways, shopping, restaurants and all amenities, including the beach! (MLS# 100011727)

Price information call 800-705-9435 Ext 8001

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