



1463 American River Trail

Cool, Ca. 95614

1700 square feet, NEW CONSTRUCTION
3 bedrooms, 2 bathrooms, 1/3 of an acre

Custom Property Features:

- Green space located to right of property
- Custom made cabinets throughout
- Navien instant hot water heater
- Single level with concrete front porch, covered back patio, walk-way

Interior:

- Heat and Air System
- Fan/lights in great room, all bedrooms
- Dual pane windows
- 2 spacious walk-in closets
- Hall closet
- Granite counters throughout
- Access to covered back patio from great room and master suite
- Large soaking tub in master bath
- 2 built-in medicine cabinets in master bath
- Double sinks in both bathrooms

Kitchen:

- Stainless steel Samsung dishwasher, free-standing 5 burner gas stove with storage drawer, microwave
- Pantry closet
- Granite counters
- Stainless steel double sink

Garage:

- Attached 2-car with garage opener
- Navien instant hot water heater

Exterior:

- Concrete front porch, covered back patio, pathway
- Concrete wall, blocks
- Room for small orchard or pets

