

**228 Old Stagecoach Run
Alpine CA 91901**

Agent: Steven C Bradley
Email: stevenbradley@gmail.com
cell 619-316-8781

Drive

- Private drive
- Property is an estate. Quiet.
- Higher end neighborhood
- On 4 acres
- Panoramic views. Many beautiful mornings and sunsets. Some winter mornings have clouds in the valley. The tips of the mountains look like floating islands in the sky.
- One story custom home; 3 years old
- Gentle afternoon and evening west wind nearly every day all year

Entry

- Sheltered entry
- Double doors

Entry View

- View of El Capitan, surrounding mountains and valley
- Windows throughout house facing view

Living Room

- Step down living room. Formal fireplace.
- High Ceilings. Recessed lighting.
- Custom arched windows

Master Bedroom

- Direct access to back yard onto sidewalk
- Lighted reading area
- Cutaway fireplace with tile
- Arched entry to master bathroom
- Large Jacuzzi Tub
- Recessed lighting
- Walk in closets
- Separate shower with sitting step
- His and her sinks
- Custom tile
- High toilets
- High counters

Bedrooms, Bathrooms

- Four bedrooms and three bathrooms
- Custom tile
- Custom cabinets
- Ceiling fans
- Windowed exterior views

Common rooms

- Living room & family room
- Family room overhead fan
- Dining room & kitchen nook
- Brick fireplace in family room

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Common rooms, cont.

- Kitchen stool area for serving guests
- Recessed overhead lighting

Kitchen

- Custom kitchen tile. Granite countertops
- Kitchen appliances built in: stove, oven, microwave, trash compactor, and dish washer.
- "One step" oven controls
- Lighted pantry
- Kitchen exhaust fan on stove
- Custom kitchen cabinets. Slide out and lazy Susan.
- Countertop lighting
- Built in kitchen desk

Halls

- Recessed area for entertainment center
- Recessed hall area for display cabinet
- High ceilings
- Recessed lighting

Wet bar

- Countertop with sink
- Lighted
- Wine refrigerator

Features

- Drip system
- Front yard irrigation on timer
- Extra parking area for guests
- Two air conditioners. Central air and heat.
- Dual temperature control (both sides of house are independent)
- Slide open windows for nice breeze
- Soft water system. Reverse osmosis.
- Natural gas
- Fireplaces have natural gas hookup
- Extra 50 amp electrical panel in back
- Central vacuum
- Central alarm system
- Extra storage room near master bedroom
- Back yard irrigation: ten valves with schedule 40 pipe installed
- Laundry room
- Island area in front – nice area for a gazebo
- Ceiling fans in bedrooms and family room
- Cat 5e (computer network), phone and cable wired for all rooms
- Sun sheltered patio
- Extra large garage (2 big cars fit and still plenty of room)
- High strength garage shelving