



# 3519 Cherrybrook Court 92028

2 Bedrooms | 2 Full Baths | 2,024 SF | 10,357 SF Lot



## LIVE OAKS ESTATES | SINGLE-LEVEL RANCH HOME | PEACEFUL CUL-DE-SAC

DOUBLE-ENTRY DOORS WITH BEVELED GLASS, WOOD FLOORING, VAULTED CEILINGS WITH EXPOSED BEAMS AND A WOOD-BURNING FIREPLACE SET AGAINST AN ADOBE BRICK WALL

PASS-THROUGH WINDOW IN KITCHEN MAKES SERVING IN THE SUNROOM A BREEZE  
STAINLESS DISHWASHER & REFRIGERATOR, BOTH INSTALLED IN 2023 & PLUMBED FOR GAS

FORMAL DINING ROOM WITH VIEWS TOWARD THE HILLS & BEYOND

GENEROUSLY SIZED PRIMARY SUITE FEATURES FRENCH DOORS TO THE REAR PATIO,  
WALK-IN CLOSET AND A BEAUTIFUL CUSTOM SHOWER

A SECOND SUITE THAT IS LIGHT-FILLED AND SPACIOUS WITH AN ENSUITE BATHROOM

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**CENTURY 21**  
Affiliated  
**FINE HOMES  
& ESTATES**

SOUTHWEST FACING SUNROOM ENJOYS BACK COUNTRY VIEWS AND A NEWER ROOF

BONUS ROOM SUITABLE FOR AN OFFICE, ART ROOM OR EVEN A YOGA STUDIO

SPACIOUS WOOD DECK SPANNING THE LENGTH OF THE BACKYARD, COMPLETE WITH A  
SHADED SITTING AREA UNDER A CHARMING PERGOLA

TWO-CAR GARAGE, EPOXY FLOORING, STORAGE SHELVES & PLUMBED FOR AN E CHARGER



SITUATED ON JUST UNDER A QUARTER ACRE, THIS HOME ENJOYS PUBLIC WATER,  
SEWER AND NATURAL GAS

HOME EXTERIOR & DECKS WERE PAINTED IN 2022 | FURNACE, AIR CONDITIONING AND  
HOT WATER HEATER REPLACED 2018

AUTOMATED SPRINKLER/DRIP SYSTEM | RAIN GUTTERS WITH DOWNSPOUT DRAIN LINES  
A VARIETY OF FRUIT TREES - ASIAN PEARS, LEMONS, FIGS, AND ORANGES, ALONG WITH  
MATURE LANDSCAPING AND A GRAVEL-LINED PATHWAY

TWO STURDY STORAGE SHEDS WITH POWER | 10' X 16' 8" AND 8' X 10' X 9'

LOCATED 2 MILES NORTH OF HIGHWAY 76 AND JUST A SHORT STROLL FROM  
MONSERATE WINERY LOCATED DOWN THE STREET