

**\$315,000**

Special features:

- 4 bed, 2.5 bath
- 2253 Square feet
- Oak and tile flooring
- Superior maintenance
- See the complete list of upgrades and extras on the back of this flyer!

For  
**SALE**

**See the video on YouTube —  
Search “3434 Merryvale”**



**3434 Merryvale - impeccable condition!**

Built in 1998 and carefully maintained and continuously upgraded ever since, this home represents a great value in the Ryan Meadows subdivision of Santa Clara. Please see the back of this flyer for the full feature list and a special bonus that you won't find in any other home currently on the market. A great home in a great neighborhood! Call for private showing!



**Windermere**  
REAL ESTATE  
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# 3434 Merryvale home features:

## EXTERIOR:

- Hardi-plank fiber cement lap siding on entire exterior
- Custom stained concrete front porch
- RV Parking
- Tiled, covered patio
- Fenced back yard
- Cute garden shed
- Mature landscaping with in-ground sprinklers
- Custom adjustable awnings over back windows
- Custom epoxy garage floor finish
- Vinyl insulated windows

## INTERIOR:

- Appliances included—Washer, Dryer, Refrigerator, Microwave, Oak floor in Entry, Kitchen, and Family Room
- Oak Kitchen cabinets
- Tile Floor in Master and Guest baths
- Carpet in bedrooms and living/dining
- Granite tile counters
- Huge walk-in closets in master bedroom—8' x 19' and 8' x 8'!
- Jetted tub and separate shower in master bath
- Central air conditioning
- Gas forced-air furnace
- Gas Water heater
- Gas fireplace with custom marble surround and beautiful mantle
- Open staircase
- Upgraded trim and millwork throughout
- Upgraded toilets in master and half bath
- Arch and decorative columns dividing living and dining room.

## And it comes furnished!

The following personal possessions currently in the home are to be included in the sale at no cost to the buyer:

### Living room:

- Sofa
- Chair
- Coffee Table
- Two end tables
- Lamps
- TV Stand

### Dining room:

- Table and 4 chairs
- China Hutch
- Curio Cabinet

### Family Room:

- Bookcase
- Love Seat
- TV
- Kitchen table and 2 chairs

### Office:

- Desk with Hutch
- Small Bookcase
- 2 small desks
- Printer Stand
- 3 Desk chairs

### Master Bedroom:

- Armoire
- Dresser with Mirror
- 2 Night Stands
- Bookcase Headboard
- Adjustable Bed

### Bedroom 2:

- Bed
- Dresser with Mirror
- Night Stand
- Armoire