

304 Holly Drive, San Rafael, CA

Four Bedrooms, Two Designer Bathrooms, Extra Large Yard, & Two Car Garage: Offered at \$625,000

Below is Information on what makes This Home So SPECIAL!

Standing on the street you have no idea how large and open this home is. In the words of one of the neighbors "this is the way an Alliance home should have been built". What she meant by that is the



home has a very large living room/ dining area with fireplace that is not standard for the model. That room opens to the kitchen creating a large open floor plan. Unlike so many other homes this large room is not a converted garage (we still have a full two car garage). It is believed by many that this may have been the model home for the developer and perhaps the room was the sales office.

What this creates is a very large open living space with a family room, living room, dining area, and kitchen, much as a modern newly constructed home would have. There are two fireplaces, one in the living room, and another in the family room.

The designer bathrooms were created and hand-tiled by Tina Ayers. The guest bathroom has a jacuzzi tub, and the master bathroom has a shower stall that does not need a door or shower curtain. Both the bathrooms have their own separate heaters.

The open beam ceilings in the family living areas have calking between the tongue and groove ceiling boards. This creates a very elegant understated feel, something you really can't put your finger on until you notice the difference when looking at one of the bedrooms that does not have this finish...very labor intensive.



The roof was replaced in 2001 with ridged insulation covered by Modified Bitumen applied with the torch-application method. The owners were told this type of roof construction had mostly been

reserved for commercial applications and was just starting to move to the residential home market. The result of the roof is amazing in its ability to insulate the home. The owner said that prior to the new roof when it was 85 degrees outside, it would feel like 100 inside. After the installation the owner says you want in the house and it feels like it is air-conditioned.



The yard is much larger than most others in the neighborhood. Several years ago the yard was graded to slope away from the house and underground French drainage was added (for the roof downspouts too) and several inches of topsoil were added. The sewer lateral was also replaced do to root invasion from a tree that has since been removed.

The main living area (not the bedrooms) of the home is heated by forced air which is great for quickly warming your home or turning down if you don't like to sleep in a warm house. There is also radiant heat throughout the home which the owner has never used and cannot verify it's functionality.

This write up is based on information provided by the owner and is believed to be correct but is not guaranteed so anyone interested in buying this home should verify the above with their own contractors/consultants.