

PROPERTY HIGHLIGHTS

6304 BERKELEY COVE

1. Low traffic cul-de-sac
2. Walkable to the elementary school and 2 playgrounds
3. Smart home equipped with Google/Nest thermostats, door locks, and cameras
4. Open concept main living areas feature a large living room with vaulted ceilings and a gas fireplace, large kitchen with plenty of cabinet space and an oversized island that seats 4, and a dining area large enough for a table for 6
5. Fourth bedroom is the perfect mother-in-law suite and can be outfitted with a bathroom; it can also serve as a flex space perfect for a large office, mediaroom, playroom, or gym
6. Large, covered patio area with ceiling fans and 75 inch TV so that you can enjoy the outdoors year round
7. One of the largest lots in the area, the backyard features...
 - A beautiful oversized stone patio perfect for entertainment
 - Built in outdoor kitchen equipped with a Masterbuilt pellet smoker, mini-fridge and gas grill
 - 10-Foot cowboy pool inlaid to a surrounding cedar deck with a TV wall. Enjoy the game while you soak in the pool
 - Firepit
 - Large shed for storage
 - Native, low maintenance landscaping
 - High privacy fence surrounding the property
 - Several shade trees

All televisions will convey, including two backyard TVs and living room TV



PROPERTY UPGRADES

6304 BERKELEY COVE

SIGNIFICANT UPDATES INCLUDE:

1. 2021-2022 Remodel

- Luxury vinyl plank floors throughout common areas and bedrooms
- Kitchen re-model
 - Taj Mahal Quartz waterfall island
 - Quartz countertops
 - Custom modern Belmont cabinetry
 - LG refrigerator
 - Sharp microwave drawer
 - Built-in wine fridge
 - Built-in bar
- Master Bathroom
 - Custom Belmont cabinetry – dual vanity
 - Large format tile walls
 - Large tub
 - New mirrors and hardware
 - New tile floors
 - New windows
- Exterior
 - First floor hardy-plank siding
 - Patio
 - Outdoor kitchen
 - Cowboy pool and surrounding deck
- Other
 - 2 New water heaters (2026) – Primary bath (isolated to just the bathroom) and garage (rest of home)
 - New evaporator coil for HVAC unit (2026)