



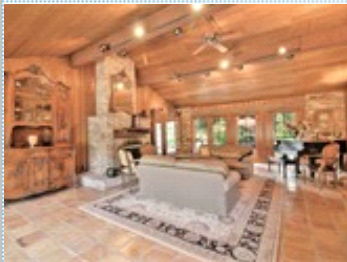
**JUST  
LISTED**



## Rare Opportunity to Buy a Home and a Flat Lot!

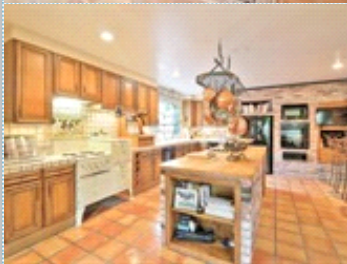
Open House Sunday 8/13 (11 am - 2 pm)

2340 Tice Valley Blvd , Walnut Creek CA 94595



MLS: 40792646

PRICE: \$1,899,000.00



Bedrooms: 4  
Year Built: 1937  
Lot Size: 44495  
Sqft: 3671

Full Baths: 2  
Half Baths: 1  
Parking: 2 Cars  
Floors: 2

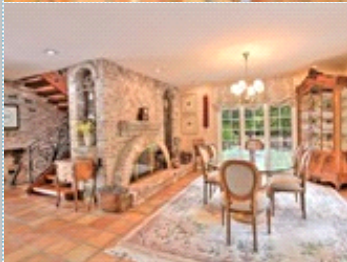


### PROPERTY FEATURES:

- ❑ Fireplace
- ❑ Tile floor
- ❑ Breakfast nook
- ❑ Stove/Oven
- ❑ Washer
- ❑ Balcony, Deck, or Patio
- ❑ High/Vaulted ceiling
- ❑ Living room
- ❑ Dishwasher
- ❑ Microwave
- ❑ Dryer
- ❑ Yard
- ❑ Walk-in closet
- ❑ Dining room
- ❑ Refrigerator
- ❑ Attic
- ❑ Laundry area - inside

### OTHER FEATURES:

- ❑ Radiant heat
- ❑ Solar Panels
- ❑ 5-hole putting green
- ❑ Central Vacuum



### PROPERTY DESCRIPTION:

RARE opportunity to buy a beautiful home on .50+/- acre with option of building 2nd home, guest home, in-law, pool, tennis court, etc., on additional .50+/- acre lot next door! Neighboring lot is included in sale, is buildable (zoned R20), separate direct driveway access to Tice Valley. Both lots total 1.02+/- acres, are flat and creekside.

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