

# WATERFRONT PROPERTY



**It's time for a lifestyle change!!**

2194 Cypress Point , Discovery Bay CA 94505

MLS:40909387    PRICE:\$1,199,000.00



**Bedrooms:** 4  
**Year Built:** 2020  
**Parking:** 2 Cars  
**Floors:** 1

**Full Baths:** 4  
**Lot Size:** 8772  
**Sqft:** 2813



#### PROPERTY FEATURES:

- ❑ Central A/C
- ❑ Family room
- ❑ Refrigerator
- ❑ Granite countertop
- ❑ Fireplace
- ❑ Dining room
- ❑ Stove/Oven
- ❑ Balcony, Deck, or Patio
- ❑ Hardwood floor
- ❑ Dishwasher
- ❑ Microwave

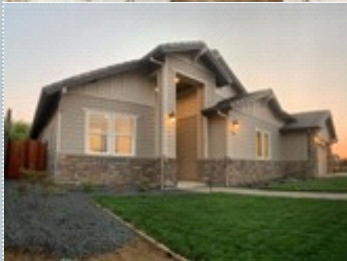
#### OTHER FEATURES:

- ❑ Energy Star Lighting
- ❑ Energy Star Windows & Door
- ❑ Custom Home
- ❑ Tankless Water Heater
- ❑ Breathtaking Views
- ❑ Quiet, Cool Whole House Fan



#### PROPERTY DESCRIPTION:

Custom Waterfront Home w/ Breathtaking Views...just in time for you to enjoy the summer in Discovery Bay. Welcome Home to 2194 Cypress Point. This one-story masterpiece boasts water frontage & quality craftsmanship. Fabulous open floor plan w/ custom features throughout. Formal dining room, HUGE great room overlooking the Delta, 4 bedrooms, 4 bathrooms & a mudroom off the oversized 2-car garage. Entertainers kitchen includes Kitchen Aid commercial grade appliances, 36" built-in refrigerator, soft-close custom cabinetry, apron sink, granite slab countertops & backsplash. 3-zone HVAC, tankless water heater, luxury LVP flooring throughout, hardwired alarm system, 2 wireless access points & Quiet Cool whole house fan. Family room & all bedrooms pre-wired for TV/USB outlets/LED can lights & ceiling fans. The master bedroom is truly a retreat with wonderful Mt Diablo/waterway views. Spa-like en suite with dual walk-in closets, sunken corner tub & walk-in master shower. Come fall in LOVE!



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