



**Open House Sat 9th 12 to 3**

**Del Webb Active Adult Community**

2344 Fawnwood Ln , Manteca CA 95336

MLS:222031788    PRICE:\$635,000.00



**Bedrooms:** 2  
**Full Baths:** 2  
**HOA:** Yes  
**Parking:** 2 Cars  
**Floors:** 1

**Subdivision:** Woodbridge  
**Year Built:** 2006  
**Lot Size:** .12  
**Sqft:** 1988

**PROPERTY FEATURES:**

- |                         |                           |                              |
|-------------------------|---------------------------|------------------------------|
| ☑ Central A/C           | ☑ Central heat            | ☑ Fireplace                  |
| ☑ High/Vaulted ceiling  | ☑ Walk-in closet          | ☑ Hardwood floor             |
| ☑ Tile floor            | ☑ Living room             | ☑ Office/Den                 |
| ☑ Breakfast nook        | ☑ Dishwasher              | ☑ Stove/Oven                 |
| ☑ Microwave             | ☑ Granite countertop      | ☑ Stainless steel appliances |
| ☑ Laundry area - inside | ☑ Balcony, Deck, or Patio | ☑ Yard                       |
| ☑ Swimming pool         |                           |                              |

**PROPERTY DESCRIPTION:**

You deserve an upgrade! Come home to the Active Adult (55+) Woodbridge Community by Del Webb in Manteca. This 2 bed, 2 bath, plus den home features a cost saving solar system, crown molding, plantation shutters, wainscoting, and gorgeous wood laminate flooring. In the gourmet kitchen you will find stainless steel appliances, immaculate counters, huge island and pristine cabinetry. The backyard will truly be your private getaway with it's covered patio and ample shade. So light the barbeque, invite your friends and family over, they are going to love it. Don't forget all the Woodbridge Community has to offer. The impressive clubhouse, indoor and outdoor pools, tennis, pickleball, softball, putting greens, parks, trails, social clubs and so much more.

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