



# Steinbeck Realty, Inc.

Real Estate Sales & Property Management



#ML81668108

347 Cayuga St. Salinas, CA 93901 Phone: 831-757-9999 Fax: 831-757-7769 Email: [SteinbeckRlty@aol.com](mailto:SteinbeckRlty@aol.com)



752 Atherton Cir.  
Salinas, CA 93906

Accessors Parcel #:	261-444-020
Built:	1968
Zoning:	R-1
Lot Size:	6,969 sq. ft.
Main Building Sq. Ft.:	1,558
Bedrooms:	3
Baths:	2

**FOR SALE \$525,000 ~~\$585,000~~**

This beautiful turn-key cul-de-sac home located in desirable Monte Vista Park-North Salinas has a fantastic floor plan and numerous upgrades.

Over \$ 52,000 in improvements and repairs within the last 2 months! Buy with confidence!

Upgrades Include:

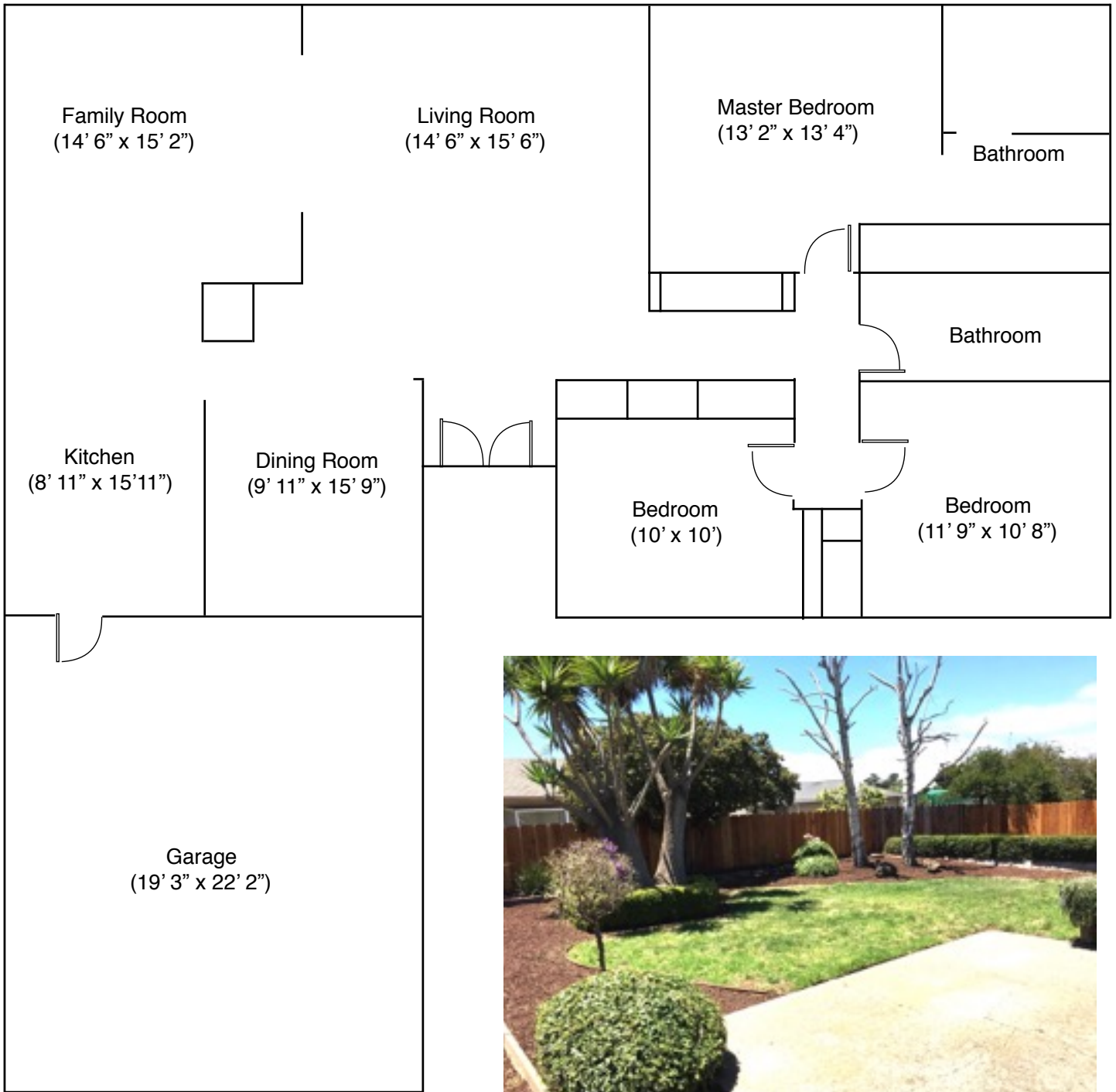
- Brand new 30 year Malarkey composition shingle roof with new ply wood, aluminum nosing, pipe jacks, roof jacks with caps, galvanized fireplace saddles, eye brow vents, and counter flashing over new fire place saddle.
- Brand new seamless aluminum fascia gutters & down-spouts
- Brand new carpeting AND padding in L.R., F.R., Hallway, Bedrooms & closets.
- Brand new "Hand Scraped Strand Woven Sahara Solid Bamboo" hardwood flooring in Dining Room
- Brand new Exterior and Interior Kelly Moore Professional Paint
- Brand new American Standard down flow Furnace with new supply air platform, flue, and filter cabinet.
- New 5 1/4 " baseboards
- New Landscaping with Mahogany bark and California Gold Rock outlay & 144 ' new wood fencing
- Newer dual pane Milguard windows throughout
- Newer kitchen Maple Cabinets and granite countertops
- Newer Appliances

This homes tile entry way opens warmly into a spacious living room and family room that boasts newly installed baseboards with newer crown molding accents. Two tone paint with crown molding and baseboards throughout bedrooms. The kitchens has newer updated maple cabinets, granite counter tops, and tile flooring. From the kitchen into the dining room are newly installed solid 3/8" x 5 1/5" bamboo flooring with hand scraped finish. The rich color of the wood floor really adds to the overall character of this home. The large backyard is enclosed with 144' of new wood fencing and has been landscaped very nicely. Also in the backyard is a concrete umbrella pad perfect for your patio table or bbq grille. Oversized 2 car garage has work bench, washer&dryer hookups, water softener, and utility sink with access to side yard.

**Fumigation and All Section 1 item repair work** have **already** been completed on 5-1-17. New roof & gutters completed by Cal Construction Co. with City Permits on 6-2-17.

**Call** [bre#01882399](tel:831-595-7494) Stephen Hernandez cell: 831-595-7494 [stephenbhernandez@gmail.com](mailto:stephenbhernandez@gmail.com)

**Brokers:** [bre#00578934](tel:831-214-9999) Joseph Hernandez cell: 831-214-9999 [steinbeckrlty@aol.com](mailto:steinbeckrlty@aol.com)



**Disclaimers**

The information contained herein has been provided to Steinbeck Realty, Inc. by the owner of the listed real property and/or obtained from sources we consider reliable; however, we do not represent that it is accurate or complete, and it should not be relied upon as such.

A prospective buyer and his/her agent/broker should carefully verify and evaluate all information contained herein including, but not limited to, the current zoning, square footage, parcel size, permits, and/or approvals from governmental agencies, and the condition of the property.



Living Room / Family Room Combo



Master Bed



Dining Room



Open Floor Plan



Bedroom



Tile Entry



Kitchen