



cabinet, and a large stall shower with two shower heads, one of which is a 'rain' showerhead. The walk-in closet has birds eye maple custom cabinets with an ironing board hidden in a drawer. There is a separate central heating and air conditioning system for this floor as well as a "tankless" hot water system. The hall closet is ready for a laundry if so desired.

The two car side by side garage has a garage door opener with battery backup and two storage rooms. On the side of the house is a "Tuff shed" storage unit.

Additional features: Solar panels, low "e" glass double pane windows and doors, complete interior fire sprinkler system, ceiling, wall and floor insulation, 7 zoned exterior drip and sprinkler system, 2 separate central heating and air conditioning systems. The pool has a gas heater, a motorized cover and pool sweep all on timers. Front and rear yard lights are also on a separate timer. The patio has exterior stereo speakers.

REMARKS: One of the sellers is a California licensed real estate agent. Prospective buyers are advised to review the "Real Estate Transfer Disclosure Statement" on file prior to submission of any offers. Property taxes will be reassessed upon sale. Disclosures may be viewed at www.OnlineREdisclosures.com, property ID 2598.



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3 UPPERHILL ROAD, MILL VALLEY



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New Price: \$ 1,749,000

Located in Scott Valley and the sunniest area of Mill Valley, this beautifully remodeled home has south, east and west exposure and views of the Marin hills and open space from most rooms. The entry is through an arched, beveled glass front door which leads to the main level with a high vaulted ceiling. The sunken living room, with a wood burning fireplace, has a sliding door leading to a wrap around deck and lovely views. The formal dining room also has views and opens to a level yard, pool and patio area. The remodeled kitchen has 2 skylights, custom cabinets, granite tile counter top, gas cook top, GE Profile convection double ovens, stainless steel refrigerator with in-door ice and water dispensers, a disposal, separate tap for filtered water and Bosch dishwasher. The adjacent family room has built in speakers, coffered ceiling with recessed lighting, ceiling fan and a sliding door leading to the patio, yard and pool. There are hardwood floors throughout these rooms. There is a lockable gate in the back fence that leads directly to the open space—a great additional play area for children of all ages.

There are three bedrooms and two baths on the first floor. One of the bedrooms has been built out as an office with wall cabinets, two computer centers, a waist high work table, file drawers and wiring for computers. The bedroom that looks out to the pool has recessed lighting, a sliding door leading to the yard and pool, a custom designed walk in closet and an en suite bath with tile stall shower. The third bedroom is off the hall. All of the bedrooms have wall to wall carpet. The guest bath has double sinks and a shower over the tub. The laundry room is off the hall. This floor has a separate central heating and air conditioning system.

The upper level master suite was added in 2005. With expansive views, a vaulted ceiling, recessed lighting, built in speakers, gas fireplace and terrace with hot tub, this master suite is truly a retreat. The master bath has double sinks, a dressing area, custom cabinets, radiant floor heat, built in linen

