



Coldwell Banker Brokers of the Valley



1148 Hickory Avenue, Fairfield

Property Notes

MAIN HOUSE

General

*Home built in 1990
Owner used it as a second home
0.2344 +/- acre lot
2,569 +/- sq. ft. residence
Two story
First floor bedroom
4 bedrooms/3 bathrooms
3-car garage (attached)
RV-parking
Mature landscaping
Recent updates
Close to Laurel Creek Park*

Entry Way

*Double door entry
Transom window
Large window
Laminate floor*

Formal Living Room

*Laminate floor
Large windows
Vaulted ceiling
Separate from main living space
Ceiling fan*

Dining Room

*Laminate floor
Entry to kitchen
Chandelier
Large window*

Kitchen

*Open concept
Granite countertops
Stainless Steel Sink
Kenmore gas stove and oven
Allure hood vent
Kenmore double door black refrigerator
Kenmore dishwasher
Breakfast bar
Breakfast nook
Pendant lighting
Coffered ceiling
Tile backsplash
Wood cabinetry with crown molding
Tile flooring*

Family Room

*Laminate floor
Sliding glass door leading to backyard
Ceiling fan
Wood-burning fireplace with tile surround and wood mantel
Wet bar
Large windows
Arched doorways*

Master Suite

*Laminate Floor
Recessed lighting
Vaulted ceiling
Large windows
En Suite
Double hallway closets*

Master Bathroom

*Tile counters and surround
Garden Tub
Large windows
Washroom
Stand in shower
Kohler toilet*

Secondary Bedrooms

*Laminate Floor
Large windows
Generous sized rooms*

Guest Bathrooms

*Recently updated
Large windows (upstairs)
Kohler toilets
Aomecikang sink
Delta faucet*

SERVICE AMENITIES AND INFRASTRUCTURE

*3-car garage
RV-parking
PG&E
City water and sewer
Central heat/air
Raised foundation
Wood frame construction
Tile roof*

EXTERIOR

*Concrete Driveway
Perimeter wood fence
Wood Deck
Wood board siding
Oversized lot*

LANDSCAPE FEATURES

*Fully Landscape
Mature trees
Irrigation*



Ryan Nemeyer
Realtor®
CalBRE# 01946382
1775 Lincoln Avenue, Napa, CA 94558
c. 707.673.6095
RNemeyer@cnapavalley.com
www.NemeyerWineCountryPartners.com