

CANYON OAKS



This 4,108 square foot Tuscan style beauty sits majestically on a low maintenance ½ acre lot overlooking the 8th fairway of Canyon Oaks Country Club. Exquisite canyon view, pleasant morning breezes and beautiful sunsets.

The main floor offers a beautiful gourmet kitchen, a terrace, and incredible master suite with huge bathroom, French doors, fireplace and his and her walk in closets. Also, 3 other bedrooms with another full bath and a powder room.

Above the spacious 3 car garage there is a 600 sq ft game room/mother in law suite. This space has its own kitchenette and full bath including a private patio overlooking the golf course allowing a variety of applications.

- Granite and Travertine
- Hardwood Floors
- Upgraded Lighting
- Knotty Alder Cabinetry – Special Finish
- 9" Baseboards
- Central Vacuum System
- Beamed Ceilings
- Two High Efficiency Heating and Air Units

- Wired for security, sound, satellite and home office
- Grand Entry – Double Doors
- Columns, Arches and 16' Ceilings
- Large Kitchen Island
- Deep Dish Drawers and Prep Sink
- Two Ovens, Plus Convection Microwave
- Wine Refrigerator
- Desk and Open Shelves

3225 SHALLOW SPRINGS TERRACE – Offered At \$1,250,000
5 Bedroom - 3.5 Bathroom - 4100 Sq. Feet - 2008 Yr. built
SurminskyHomes.com Call Tim (530) 624.3430

