

Lovely Miller's Ranch



2335 Sherwood Drive • Lemon Grove, CA 91945

Offered at \$525,000

MLS#190041181

3 BR, 2.5 BA, Optional Room, 2 Car Garage, 1,615 E.S.F. Desirable property located in a charming neighborhood of comfortable homes. Recently improved with many seller upgrades, the first floor enjoys a good sized living and

dining room combination with soaring vaulted ceilings, gas fireplace and tile floors. The second floor hallway has an open rail that allows an overlook to the living room and entry below.

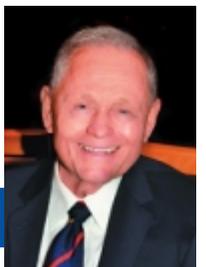
Visit JimGreer.com for More Information

JG Jim Greer

619.985.1628



CA BRE Lic. 01240616





At the back of the home on the first floor is a family room next to the open kitchen, with a chef's 6 burner range, stainless steel hood refrigerator and dishwasher. Additionally there is an optional room, ideal for a home office or a media room and a

half bath. The recently landscaped yard is a manageable size with retaining walls that terrace up a hill and a patio that is covered with a pergola making it perfect for dining or just relaxing out doors.





Across the back of the house and on the second floor sits the master suite with a large walk-in closet, double sink vanity and a separate toilet - bathing room. Off of the master suite is a very generous balcony overlooking the back yard. It's large

enough for a table and chairs and a couple lounging chairs - a great spot for a number of potted plants and relaxing out doors!

Two bedrooms and a full bath complete the second floor.





ADDITIONAL INFORMATION

Map Code:1270 H 6 Status: Active LD: 7/25/19
Directions: Skyline to Mt. Vernon to Ravenwood to Sherwood

ROOMS INFORMATION

LR/DIN: 16 x 13 KIT: 14 x 13 FR: 14 x 13
MBR: 13 x 13 BR 2: 10 x 9 BR 3: 10 x 9

GENERAL INFORMATION

APN: 480-653-23-00 Topography: Level Year Built: 1986
Floors: Wood/Tile/Carpet Heat: Gas Cooling: Forced
Roof: Composite Water: Meter on Prop Exterior: Mixed
Sewer: Connected HOA Fee: 37 Per Mo
Source of SF: Assessor Record

EQUIPMENT

Dishwasher, Disposal, Range/Oven, Refrigerator, Ice Maker, Washer,
Dryer, Garage Door Opener

IMPROVEMENTS – 2335 SHERWOOD DRIVE (partial)

The information contained herein is based on representations of the seller and/or written estimates and invoices. While we assume they are accurate, we do not warrant them. Buyers are fully responsible for satisfying themselves as to all aspects of the property.

- Solar panels installed
- New HVAC system installed
- New garage door with Life master auto opener installed
- Added dual pane windows in various locations
- ADT alarm system installed
- Popcorn ceiling removal and texture
- Paint: all ceilings, walls, baseboards, doors, casings, cabinets
- Plumbing: replaced 11 angle stop valves including escutcheons, three toilets, two under mount sinks

Contact Listing agent for a complete list of improvements.

Contact Agents:

Jim Greer (619) 985-1628
Tobi Gary (619) 248-1387
CA BRE Lic. 01907086

