



29425 Providence Way Drive, Hayward, CA 94544

## Encore Home by ARM Homes ~ \$299,500.

Serial #01700229AL & 01700229BL

Be the first to live in this latest spectacular Encore Home. ARM Homes painstakingly remodeled this manufactured home, transforming it into a breathtaking beauty.

Because the underlying home was built in 1978, it is on the license rolls instead of the county tax rolls. As such, a buyer will pay a nominal sales tax at time of purchase and then only pay a token license fee yearly thereafter. The license fee will be less than \$200 per year.

### Outstanding features...

Sheet rock walls with old world hand-troweled finish

Crown molding in living room, dining room, kitchen and bedrooms

New dual pane windows and window sills

New energy efficient LED light fixtures throughout the home

New custom 6-panel interior and exterior doors with brushed nickel lever hardware

Most interior doors are widened to ADA guidelines for easy access now and in the future

Real wood plantation style blinds

Energy efficient Coleman gas furnace

New Trane whisper quiet central air conditioner

Upscale luxury vinyl tile (LVT) flooring in kitchen, dining area, both bathrooms, and laundry room

New high-quality carpeting in living room and both bedrooms over high-quality pad for greater comfort and longer life

Decora outlets and lever switches throughout

Forty-foot-long deck covered in new indoor/outdoor carpet and redwood railings

New low-riser steps complemented by custom redwood railings

New dimensional composition shingle roof

New CP Seismic Pier earthquake bracing

All closets feature expandable shelving systems

Nest smoke detectors with motion sensor nightlights

### Home Features...

**2 bedrooms** - both feature adjoining baths. Both feature mirrored closet doors & plantation style blinds, built-in USB charging ports and ceiling-mounted LED lighting. Master features two closets

**2 baths** - Master bath features a double-wide low threshold shower, two-sink vanity, and floor-to-ceiling linen cabinet. Second bath features contoured soaking tub and shower, vanity sink. Both feature comfort height toilets.

**Living Room** - Features crown molding, dimmer-controlled LED recessed lighting, dual pane windows, high-quality plush carpet, and coat-and storage closets

**Island Kitchen** - Features Kenmore Pro stainless steel 5-burner gas range with center griddle, Kenmore Elite stainless steel French door refrigerator and dishwasher with top

rack wash feature, a suspended multi-function stainless steel hood, long-life LED recessed lighting, gorgeous custom wood cabinets with soft-closing doors and drawers, pantry closet, stain resistant engineered stone counters and full height backsplashes, LVT flooring, a sliding glass door to the expansive covered deck, single control designer faucet, four USB charging ports and two-section stainless steel sink with 3/4 hp garbage disposal.

**Dining Room** with LVT flooring is open and features a sliding glass door to the 40-foot-long covered deck.

**Laundry Room** includes new Kenmore front loading washer and dryer, plus LVT flooring, LED lighting and a door to the carport area.

**Carport** for 2 cars plus a brand new large custom-built Tuff Shed with a window, large locking door and skylight.

**Monthly space rent:** \$779.73

**Finance Terms:** All cash only.

~ Any other home is a compromise ~



**Interested? Please call...** Joanne L. Gardiner, Broker, CalBRE License # 00822285

Advantage Realty 510-429-4800 or **Cell phone: 510-589-4794**

3205 Whipple Road, Union City, CA 94587

Visit our web site: [CaliforniaSunshineHomes.com](http://CaliforniaSunshineHomes.com)

Email: [Joanne@JoanneGardiner.com](mailto:Joanne@JoanneGardiner.com)

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