

91 Ircal Court  
Alamo, CA 94507

OFFERED AT  
\$4,499,000

*just* LISTED



# LUXURIOUS *home*

Welcome to the most breathtaking 360-degree views of this private custom-built luxury home in the beautiful hills of Alamo California. Located near the Round Hill Golf Course, top public schools, Mt. Diablo State Park, and downtown shopping. Updated throughout, this home features a bright floor plan with beautiful windows, skylights and lots of views from every window and balcony. This is a rare opportunity you won't want to miss!

Visit [www.91IrcalCt.com](http://www.91IrcalCt.com) for more information!



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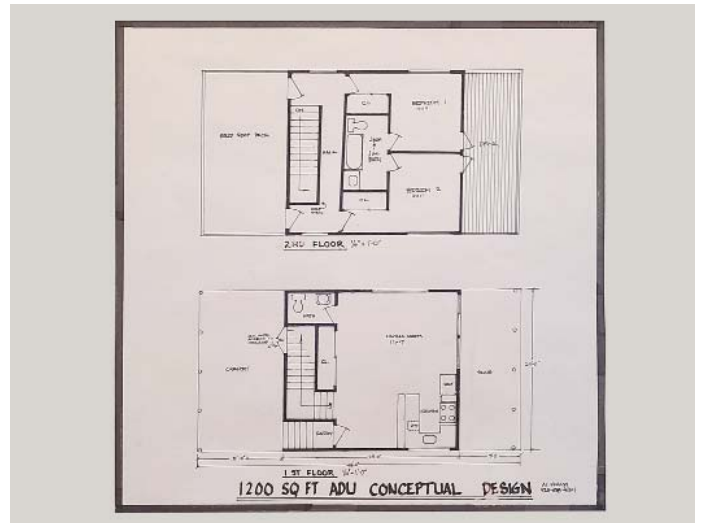
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# Visit [www.91IrcalCourt.com](http://www.91IrcalCourt.com)

View more Photos, Video, and Walk-through the Home!



# Future 2 Story ADU Conceptual Drawing Location allowed by Contra Costa County



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## PROPERTY OVERVIEW:

4 Bedrooms | 4 Bathrooms | Outdoor Half Bathroom | Outdoor Shower | Property has video surveillance | 4,414 SF Living space | 4.83 Acres Lot | Built in 1989 | No HOA Dues

## PROPERTY HIGHLIGHTS:

- ❖ A thoughtfully and extensively renovated home
- ❖ Formal foyer with double-high ceilings and a curved staircase
- ❖ Formal dining room floors with inlaid wood design
- ❖ New refinished wood flooring and staircase
- ❖ Living room features an elegant dual fireplace
- ❖ New LAN connections throughout
- ❖ New LED recessed lighting throughout with adjustable temperature control
- ❖ New wrought iron pool gate on driveway side
- ❖ New Updated pool tiles and heater
- ❖ New Pool electronics with wireless controls
- ❖ New LED pool lights
- ❖ Painted entire exterior and interior of the home
- ❖ Newly painted 5 car garages with new LED lights
- ❖ Massive storage with ladder above the 5 car garage
- ❖ New stunning landscaping: front and back
- ❖ New landscape lighting and New sprinkler system with fire prevention
- ❖ 3 New water hoses with reels
- ❖ Brand New water pump house with wide service door
- ❖ 3 New sliders, and New windows in the formal dining room, a bathroom and the foyer
- ❖ Kitchen features: center island with a sink, Viking Stove and Oven. Including a new microwave, trash compactor, two new garbage disposals and two new sink faucets.
- ❖ Large family room has brand new carpet, bar and sliding doors to the private patio
- ❖ Newly painted deck with new solar lights on deck fence
- ❖ Solar Systems: Home Electrical and Pool Heating
- ❖ Primary suite upstairs features a balcony, and bathroom with large jetted tub
- ❖ Jack and Jill bathroom upstairs plus two additional bedrooms
- ❖ New security system with cameras surrounding the property
- ❖ New Skylights
- ❖ Per CCC a two story 1200 sq. ft. ADU can be built on the property next to the water pump house.

## LOCATION:

- ❖ Private neighborhood with other luxury homes
- ❖ Private location at the end of a court with no rear neighbors and breathtaking panoramic views of the valley
- ❖ Great location for getting into and around the greater Bay Area and Silicon Valley
- ❖ This is a one-of-kind property that already has everything to offer and it still has enormous potential.