

35944 Romilly Court, Fremont

FABULOUS split level Westridge in Fremont's sought after Cabrillo neighborhood



for Sellers disclosures, home, pest, roof, pool, fireplace, & sewer lateral inspection reports

www.35944RomillyCt.com



PROPERTY FEATURES

- 4 bedrooms & 3 updated bathrooms
- 1 bedroom & 1 full bathroom downstairs
- Master bedroom suite has dual closets
- Approx. 2160 sq. ft. of living space
- Approx. 9902 sq. ft. lot
- Formal living room w/ fireplace
- Formal dining room
- Separate family room w/ fireplace
- Chef's kitchen w/ Corian countertops & skylight
- Custom hickory cabinets w/ pullouts & lazy Susan
- Built in S/S electric range w/ wide oven
- KitchenAid S/S refrigerator included w/o warranty
- Recessed LED light fixtures throughout
- Dual pane windows throughout
- Acacia hardwood floors in living room, dining room, kitchen, stairways, family room, & down stairs bedroom
- Wall to wall carpeting in (3) bedrooms
- Central heat
- Attached two car garage w/ direct interior access
- Extra wide driveway w/ custom pavers
- Side yard access w/ dog run & raised garden beds
- Park like back yard w/ free standing pergola, & fenced, in-ground swimming pool
- Spacious patios are wonderful for entertaining
- Storage sheds in side yards stay
- Professionally landscaped
- Accessory Dwelling Unit Possible
- Built in 1965
- Seller needs (30) day rent back
- Shown by appointment only
- AS IS sale

Offered at \$1,900,000

Kay
Korbel

510.676.2731

info@KayKorbel.com
www.KayKorbel.com

DRE# 01415732

REALTOR®



Frank Gyax

REALTOR®

510.914.3332

frankgyax@comcast.net

DRE# 00418837



KAYTERING TO YOUR NEEDS!

OFFER SUBMISSION GUIDELINES

35944 Romilly Court, Fremont

- Offers due, on Tuesday, August 22, 2023 by 12noon
- Use current C.A.R. forms only
- Pre-sale escrow with Gina Rose @ Chicago Title Escrow #:5972300470
- Current bank statement to verify purchase funds dated within (30) days of offer date
- Earnest money deposit to be 3% of purchase price, due in escrow within (24) hrs. of acceptance
- Seller prefers 'AS IS' sale
- Seller prefers (30) escrow and a (30) day rent back
- Offers with fewer/shorter contingencies will be looked on favorably
- If you are writing a **NON contingent offer**, submit all disclosures and reports signed/dated by all Buyer(s) with offer. Include your CAR Form AVID to complete the CAR Form TDS
- Make your highest and best offer and allow up to 72 hrs. for reply
- If buyers are making offers on different properties at the time this offer is made, please indicate this on the contract or a cover letter- failure to disclose this information is considered "concealment of pertinent facts regarding the transaction" which is a violation of Article 2 of the Real Estate Code of Ethics
- Disclosures, and inspection reports on property website:
www.35944RomillyCt.com
- Complete the form at the bottom of the webpage, and an email message will be sent to you w/ the shareable link to Google Docs.

Kay Korbel

510.676.2731
Info@KayKorbel.com
www.KayKorbel.com

510.914.3332

frankgygax@comcast.net

Frank Gyax

RE[®]
REALTY EXPERTS
"Our Experience is the Difference"

KAYTERING TO YOUR NEEDS!