

# 1166 Grant Avenue West

MADERA, CA 93636



## PRICE

**\$444,737**

## PLAN

Lydian

## LOCATION

Ariette at Riverstone

## FEATURES

-  3 Bedrooms
-  2.5 Bathrooms
-  1,955 Sq. Ft.
-  2 Car Garage

Homesite 7070 is the Lydian plan at Ariette at Riverstone, is an elegant two-story, crafted with quality and designed with care. Move-in ready, providing you with 1,955 square feet that includes three bedrooms, a loft, and two and a half bathrooms. Key features include:

- Stainless steel appliances such as dishwasher and induction stovetop
- Quartz countertops, chrome finishes, and ash colored cabinets
- This home sits on a corner homesite
- The stairwell and bedrooms are equipped with plush carpet and tile flooring throughout the first floor, bathrooms, and laundry room
- Walking distance from neighborhood parks

Upon entry, there is a powder bathroom and staircase, with a closet offering plenty of storage space. Past the staircase is the dining room and kitchen that features a large center-island, breakfast bar and pantry. The kitchen flows effortlessly into the great room that is an inviting space for entertaining and relaxing. Within the great room, there is an entrance to the patio that provides a comforting spot for your morning coffee. Upstairs are two additional bedrooms, laundry room and a cozy loft. Also upstairs is the luxurious Owner's Suite with dual sink vanities, large shower, linen closet and two walk-in-closets.

REPRESENTATIVE PHOTOS ADDED.

