

# 1245 Marceline Drive

MANTECA, CA 95336



PRICE  
**\$526,880**

PLAN  
Residence 1X

LOCATION  
Dawn at The Collective 55+

## FEATURES

-  2 Bedrooms
-  2 Ba, 1 Half Ba
-  2,275 Sq. Ft.
-  2 Car Garage

Welcome to Homesite 330 at Dawn, a beautifully designed single-story home offering 2,275 sq. ft. of living space with two bedrooms and two and a half bathrooms, move-in ready by August. Thoughtfully crafted with both comfort and style in mind, this home blends open-concept living with well-defined, functional spaces.

The beautifully appointed kitchen features beech shaker cabinetry, granite countertops, a 6" backsplash, and a premium stainless steel appliance package for a sleek, modern culinary experience. A spacious walk-in pantry and center preparation island make everyday living and entertaining effortless, while the island overlooks the expansive dining and great rooms, creating a seamless flow throughout the heart of the home.

Privately situated at the front of the home, the secondary bedroom and full bath provide an ideal retreat for guests. A versatile den offers the flexibility to create a home office, media room, or additional lounge space tailored to your needs.

The primary suite is a true sanctuary, complete with a spa-like bathroom featuring dual sinks, a walk-in shower, and a soaking bathtub. A generous walk-in closet completes the space, offering both comfort and convenience.

Schedule an appointment today to make this lovely home yours. Representative photos added.



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## DAWN AT THE COLLECTIVE | RESIDENCE 1 FLOOR PLAN

**Dawn** | RESIDENCE 1  
AT THE COLLECTIVE | 2 Bedrooms, 2.5 Baths, 2,021 Sq. Ft.



IAR - Contemporary Farmhouse



IBR - Napa Valley Classic



ICR - Craftsman



ELEVATION ICR



OPTIONAL COVERED OUTDOOR ROOM



ELEVATION IAR



ELEVATION IBR

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