

# 3072 Arroyo Drive

MARINA, CA 93933



PRICE  
**\$1,626,306**

PLAN  
Partington

LOCATION  
Villosa at Sea Haven

## FEATURES

-  4 Bedrooms
-  2 Ba, 1 Half Ba
-  2,968 Sq. Ft.
-  2 Car Garage

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You decide how to use it! Enjoy up to \$70k towards what matters most to you - closing costs, rate buy-down, or even lowering your purchase price. It's your home, your choice! Speak with our sales representative to learn more about exclusive offer.

Homesite 16 welcomes you to Partington at Villosa, a thoughtfully designed two-story home that seamlessly blends comfort and elegance. Spanning 2,968 square feet of living with four bedrooms, den, loft, and two and a half bathrooms that is move-in ready! Key features include:

- Polar colored cabinets, brushed nickel finishes, and quartz countertops
- Two toned paint throughout
- Luxury vinyl plank flooring throughout with plush carpet on the staircase and the second floor
- Access to the award-winning clubhouse, The Cove

As you enter through the inviting front porch, the first floor unveils a cozy den, perfect for a home office or reading nook. A coat closet near the entry provides additional storage, or perhaps, the perfect spot for a wine enthusiast's collection. A convenient powder room and a well-appointed laundry room complete the main level. The heart of the home lies in the gourmet kitchen, featuring highlighted options such as an expanded walk-in pantry with cabinets and a beautiful center island. The dining area connects to the covered California Room, making summer BBQ's a breeze. The living room serves as a centralized space, connecting to the luxurious Owner's Suite, complete with a large walk-in closet, a separate soaking tub, shower, and dual sink vanities.

Upstairs, a spacious loft with a balcony overlooking the living room and a deck that overlooks the backyard, creates an open and airy atmosphere. Three additional bedrooms, with sizable closets and a bathroom are situated down the hall.



