

OBSERVATORY PARK

# 2530 South Monroe Street

5 BD 6 BA 5489 SF \$3,595,000



## Property Highlight

2018 MAME Award Winner – Infill Custom Home of the Year

Located in highly sought-after Observatory Park  
Contemporary architectural design with timeless natural finishes

Seamless indoor-outdoor living concept

## Exterior Features

Natural limestone and barn wood exterior  
Oversized Sierra Pacific windows and doors  
Professionally landscaped backyard with mature trees  
Fruit trees and raised garden planters with irrigation  
Custom concrete firepit  
14' swim spa included

## Interior Features

Open-concept floorplan designed for entertaining  
Hardwood floors throughout main level  
Designer finishes and elevated craftsmanship  
Dramatic clerestory windows in formal dining room

## Bedrooms & Bathrooms

5 oversized bedrooms  
En-suite bathrooms for every bedroom  
Walk-in closets in all bedrooms  
Luxurious primary suite with custom closet  
Spa-inspired 5-piece primary bath  
Marble tile finishes, dual vanities, soaking tub

## Kitchen

Professional-grade paneled appliances  
Expansive breakfast island  
Dedicated coffee station  
Walk-in pantry with prep area

## Lower Level

Dedicated workout room  
Expansive media room with fireplace  
Wet bar for entertaining  
Private guest quarters  
Ideal for multi-generational living

## Technology & Systems

Whole-house speaker system  
Low-voltage wiring throughout  
Network connections in every room  
Centralized basement equipment rack  
Tankless hot water heater (new)  
Hot water recirculating system  
Whole-house water filtration system



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