



WITHIN REACH

1162 DRUMMOND AVENUE / DAVIS

1,540 SQ. FT. | 3 BEDROOMS | 2.5 BATHROOMS

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the
fletchers
REAL ESTATE TEAM

1162 DRUMMOND AVE. / DAVIS

Tucked into one of the quietest pockets in South Davis, this rare South Cape home pairs warm contemporary finishes with effortless indoor-outdoor living just steps from the most beloved greenbelts in town.





Built in 1989, the 3-bedroom, 2.5-bath residence offers 1,540 square feet of bright, thoughtfully updated living space. Hand-scraped laminate floors flow throughout the downstairs, where the family room fireplace, curated light fixtures, and freshly painted interior create a warm, clean aesthetic. The kitchen blends function and style with granite counters, stainless steel appliances, stained cabinetry, pullout drawers, bar seating, and a charming garden window overlooking the front patio.



Upstairs, new carpet adds softness underfoot while a mini-split system installed in 2022 provides individualized climate control in each bedroom. The spacious primary suite enjoys beautiful natural light, and you'll love the walk-in closet, bonus storage niche, and IKEA pullout storage cabinets with glass-fronted drawers for all of your accessories. Dual vanities and tiled finishes elevate both upstairs bathrooms.



Outside, one of the community's largest yards unfolds beneath a majestic pine tree offering exquisite evening shade. Lemon, fig, orange, and avocado trees along with artificial turf, and two dedicated outdoor living areas round out inviting, easy-to-maintain spaces perfect for dining, lounging, and entertaining.

Additional highlights include a whole house fan, indoor laundry with matching LG ThinQ washer and dryer, bonus under-stair storage, and a two-car garage.



The South Cape HOA is among the Davis' most affordable at just \$155/month and includes front landscape maintenance and a sparkling community pool and in-ground hot tub. The cul-de-sac connects directly to an extensive greenbelt system, offering the little ones access to Marguerite Montgomery Elementary & Peregrine Preschool and the not-so-little ones easy access to UC Davis, Walnut Park pickleball and tennis courts, the nearly completed South Davis Library, and the Safeway shopping center. Local favorites including Yang Kee Dumpling and Dos Coyotes are just moments away, with Planet Fitness conveniently nearby for balancing out the dumplings and margaritas. This location truly has it all.

Amenities

1162 DRUMMOND AVE. / DAVIS, CA

- 1,540 Square Feet
- 3 Bedrooms
- 2.5 Bathrooms
- Built in 1989
- 2-Car Garage
- Light and Bright
- Hand-Scraped Laminate Floors
- Curated Lighting
- Granite Counters
- Bar Seating
- Stainless Steel Appliances
- Newer Stove and Microwave
- Stained Cabinetry
- Pull-Out Drawers
- Kitchen Garden Window
- Family Room Fireplace
- Fresh Interior Paint
- New Carpet Upstairs
- Dual Vanities and Tile Finishes in Both Bathrooms
- Whole House Fan
- Central HVAC
- Newer Upstairs Mini-Split System
- Hot Water Heater Installed in 2026
- Spacious, Private, and Shaded Yard
- HOA In-Ground Pool and Hot Tub
- Easy Greenbelt Access
- Close to Montgomery Elementary
- Close to Peregrine School
- Close to UC Davis
- Close to the South Davis Library
- Close to Walnut Park Pickleball and Tennis Courts
- Close to Safeway Shopping Center



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