

Allure

1123 VILLAVERDE LANE

the
fletchers
REAL ESTATE TEAM

2,460 SQ. FT. | 4 BED + OFFICE | 3 FULL BATH | 8,276 SQ. FT. LOT

CALL FOR PRICE

ON A QUIET MACE RANCH NOOK SITS
A HOME WITH COLORFUL CURB APPEAL,
SOARING SPACES, AND A BACKYARD THAT
FEELS LIKE A PRIVATE PARK.



The charming exterior invites you inside with colorful shiplap accents, an elegant arched entry, and brick pillars wrapped in manicured vines. Beyond the entry, thirteen foot ceilings and transom windows fill the living and dining rooms with sunshine, while nine foot ceilings throughout the kitchen and family room create a warm backdrop for everyday life.

At the heart of the home is a cheerful great room where family and friends naturally gather. The kitchen features stained shaker cabinetry, creamy granite countertops with dramatic veining, bubbled glass pendant lighting, recessed LED lighting, pull out drawers with pewter hardware, a walk-in pantry, and a five-burner gas range. A sunny breakfast nook enjoys lovely backyard views, while the adjoining family room offers built-in stained wood shelving and a cozy gas fireplace.

The thoughtful floor plan includes a downstairs bedroom with a walk-in closet and adjacent full bathroom, perfect for guests or multigenerational living. Upstairs you'll find spacious secondary bedrooms, a welcoming office or bonus room with built-ins and a second fireplace, and a bright primary suite with vaulted ceilings overlooking the backyard. The generous primary bath offers a striking dual-sink vanity, a soaking tub, walk-in shower, large walk-in closet, and cheerful finishes throughout.





Then there's the backyard.

More than a backyard, it feels like your own private park. An expansive flagstone patio is ready for shaded dinners and summer celebrations, while the broad lawn invites everything from first steps to soccer games. Mature cypress, birch, crape myrtle, California bay, Chinese pistache, pomegranate, and California natives create a peaceful setting where butterflies and hummingbirds flourish, and autumn brings a vibrant display of color. Three garden beds are ready for fresh herbs, tomatoes, and seasonal vegetables, and if you've always dreamed of adding a pool, there's room for just about any design your heart desires.

Additional highlights include a three-car garage, dual-zoned HVAC, a new roof, owned 6.9 kW solar with a 15 kWh whole-home battery backup, all installed in 2025, new attic insulation in 2026, and an easy-care stucco exterior. Just one block from the Davis Greenbelt, you're just a stroll from Mace Ranch Park, Korematsu Elementary, Da Bao, Sourdough & Co., and Estelle's Bakery.



Amenities

1123 VILLAVERDE LANE / DAVIS

- 2,460 Square Feet
- 4 Bedrooms
- Upstairs Bonus Room with Fireplace
- Downstairs Bedroom & Full Bathroom
- 3 Full Bathrooms
- 8,276 Square Foot Lot
- 3-Car Garage
- Built in 1993
- 13' and 9' Ceilings
- Light-Filled Interior
- Open Great Room Floor Plan
- Transom Windows
- Laminate & Tile Flooring
- Beautiful Curved Staircase
- New Interior Paint
- Newer Upstairs Carpet
- Remodeled Kitchen
- Stained Shaker Cabinetry
- Creamy Granite Countertops with Veining
- Walk-in Pantry
- 5-Burner Gas Cooktop
- New Refrigerator and Dishwasher (2025)
- LED Recessed & Pendant Lighting
- Family Room Fireplace
- Vaulted Primary Bedroom Ceilings
- Dual-Sink Vanity
- Soaking Tub
- Walk-in Shower
- Walk-in Closet
- Indoor Laundry Room with Sink
- New Roof (2025)
- New Gutters and Downspouts (2025)
- Owned 6.9 kW Solar (2025)
- Whole-Home 15 kWh Battery Backup (2025)
- New 200 Amp Load Center (2025)
- New R-38 Attic Insulation & Air Sealing (2026)
- Dual-Zone HVAC
- Gorgeous Park-like Backyard
- Spacious Flagstone Patio
- Mature Landscaping
- Fresh Backyard Sod
- Three Garden Beds
- Room for a Future Pool
- Near Mace Ranch Park
- Near Korematsu Elementary
- Near Popular Local Eateries



**the
fletchers**
REAL ESTATE TEAM

**The Good Home
Group** | powered by
RE/MAX GOLD

DAVID AND BRENDA FLETCHER

www.agentfletcher.com

contact@agentfletcher.com

DRE#:01367548 | DRE#:01817647

CALL TO SCHEDULE YOUR
PRIVATE SHOWING:
530-574-8430

VIEW VIDEO OF THIS
CHARMING HOME HERE

