



# STORYBOOK MAGIC

2207 LASSEN PLACE / DAVIS

the  
fletchers  
REAL ESTATE

2,303 SQ. FT. | 3 BEDROOMS | 2.5 BATHROOMS

CALL FOR PRICE



*Nestled in a quiet Aspen cul-de-sac, this perfectly located, charismatic storybook home is beckoning you to create new chapters of your life.*







This beautiful attention grabber starts with classic craftsman architecture with finished eaves, cedar siding, a cement tile roof, and a perfect front yard patio overlooking the court under the shade of a tall tree.



Grand 18-foot ceilings, sidelight and transom windows create an unforgettable first impression in the entry, while arched doorways gracefully guide you from room to room. The elegant living and dining room are enhanced by vaulted ceilings and striking wood-cased custom windows.



The spacious great room offers incredible backyard views through double sliding glass doors and a timeless wood stove with brick hearth. The kitchen features more backyard views, a butcher block island with bar seating, a Dacor gas cooktop, Miele dishwasher, built-in KitchenAid refrigerator, countertop appliance cabinet, and friendly square tile backsplash.

The backyard is a peaceful and shady retreat with lovingly manicured and mature landscaping. An elevated patio accommodates room for both dining and outdoor living furniture with a spacious built-in barbecue.

Upstairs, the generously sized bedrooms all feature vaulted ceilings and the primary bathroom has dual sinks as well as a walk-in shower and jacuzzi soaking tub.



While the detail and charm of this home speak for itself, the lifestyle that accompanies this location cannot be overstated. Adjacent to the Aspen greenbelt system, you'll enjoy miles of some of Davis' most beloved outdoor spaces including West Davis Pond. Imagine, without crossing a single road, you'll have access to Arroyo park and pool, and both Patwin and Willet Elementary Schools. You're also just steps from groceries, shopping, Davis' favorite pizza, ramen, and an award-winning craft brewery.

# Amenities

2207 LASSEN PLACE / DAVIS, CA

- 2,303 Square Feet
- 3 Bedrooms
- 2.5 Bathrooms
- 6,534 Square Foot Lot
- Custom Built in 1991
- Two-Car Garage Plus Bonus Space
- Large Walkable Garage Storage Loft
- Coveted Aspen Cul-De-Sac Location
- Brick Accented Front Sitting Patio
- 18-Foot Entry Ceilings
- Great Room Concept
- Gorgeous Backyard Views
- Wood-Framed Sliding Glass Doors
- Eyebrow Transom Windows
- Sidelight Front Door Windows
- Arched Doorway Accents
- Butcher Block Island
- Bar Seating
- Dacor 5-Burner Gas Cooktop
- Timeless Square Tile Backsplash
- Miele Dishwasher
- Appliance Cabinet
- 10-Foot Wide Family Room Sliding Doors
- Family Room Woodstove with Brick Hearth
- Recessed LED Lighting
- Vaulted Ceilings in all Bedrooms
- Dual Sinks in Both Bathrooms
- Primary Bath with Walk-in Shower & Jacuzzi Tub
- Built-in Miele Washer and Dryer
- Central Vacuum
- Ceiling Fans Throughout
- Whole House Fan
- Large Elevated Backyard Patio
- Built-in Barbecue
- Cement Tile Roof
- Mature Landscaping
- Walkable to Arroyo Park and Pool
- Walkable to Patwin and Willet Elementary Schools
- Walkable to Shopping and Restaurants



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