

*Custom Mediterranean Home*



Presented by SHAWN GHANDCHI  
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1105 AUDREY AVE. CAMPBELL, CA  
4 Beds, Plus Office | 4.5 Baths | 4,137 SQFT | 10,950 SQF Lot





## *1105 Audrey Ave. Campbell, California*

This exceptional Mediterranean-inspired residence, constructed by renowned builder Jay Andre, boasts 4 Beds+office, 4.5 baths, & approx. 4,137 sqft of living space. Every corner of this home exudes meticulous attention to detail, from the intricate stonework to the elegant French limestone & hardwood flooring. Custom wood accents, exposed beam vaulted ceilings, and charming brick accents further enhance the character of the interior. The gourmet kitchen is a chef's delight, with custom cabinetry, top-of-the-line commercial-grade stainless-steel appliances, and luxurious granite countertops. Entertain effortlessly with a formal dining room, breakfast nook, & bar area. Downstairs bedroom with an en suite bathroom perfect for guests. Luxurious office downstairs with partner desk. Upstairs, the expansive primary suite with a spa-like ensuite bathroom featuring a jacuzzi tub, dual vanities, spacious shower, and a balcony overlooking the serene surroundings. Two additional bedrooms upstairs. Outside, the vast backyard presents an entertainer's paradise with a covered patio area, outdoor kitchen, BBQ area, fire-pit, misting system, and plenty of space for a future pool.

4 Bedrooms + Office  
4 Full 1Half Baths  
4,137 SQFT  
10,950 SQF Lot





- French Limestone and Hardwood Flooring
- Custom Woodwork Throughout
- Vaulted Ceilings with Exposed Beams
- Brick Accent Ceilings
- Formal Dining Room with Built In Storage and Wine Rack
- Downstairs Office with Built In Partner Desk and Exposed Beam Ceiling
- Huge Chefs Kitchen with High-End Appliances, Refinished Cabinetry, and Large Island
- Commercial Grade 6-Burner Gas Range with Warming Lights
- Enormous Island - Perfect For Entertaining
- Built-In Bar Area, with Bar Shelving and Lighting
- Breakfast Nook
- Downstairs Bedroom with En Suite Bath - Perfect for Guests
- Large Primary Bedroom with Walk-In Closet and Balcony
- Primary Bath with Dual Vanities, Heated Floors, Oversized Shower, and Jacuzzi Tub
- Custom Built-In Cabinetry Upstairs
- Laundry Room Upstairs and Downstairs
- Multi-Zone Heating and Cooling
- Built-In Speakers with Capability Throughout the Home
- Covered Patio Outside with Built in BBQ and Ready for Cooktop
- New Outside Heaters
- Misting System Perfect for Summer Evenings
- Outdoor Bathroom with Large Shower
- Fire-pit in Backyard Perfect for S'mores
- Large Backyard Area













































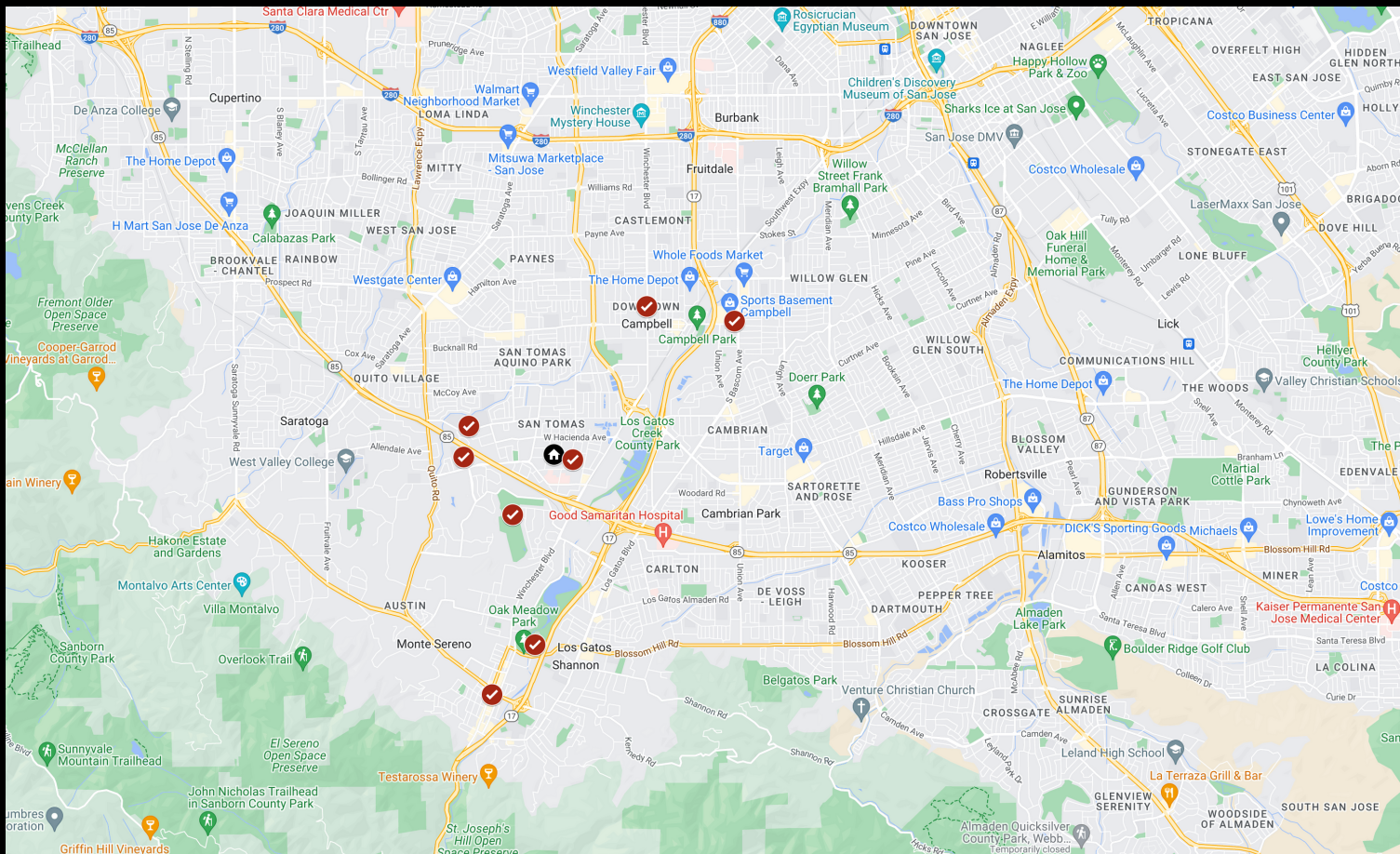






# *Sought - After Silicon Valley Neighborhood*

Nestled in a prime location, this property is just moments away from renowned educational institutions, including Capri Elementary, Rolling Hills Middle, and Westmont High. Experience the vibrant culture and entertainment of Downtown Campbell and Downtown Los Gatos, both renowned for their exquisite dining, shopping, and community events, all within close proximity. Additionally, the home offers unparalleled access to major commute routes, making travel and daily commutes a breeze. Whether it's the allure of local amenities or the ease of transportation, this home stands as a testament to comfort and convenience. Make 1105 Audrey Ave your sanctuary, where every detail contributes to a lifestyle of quality and tranquility.



## *Nearby Attractions*

- Capri Elementary School
- Rolling Hills Middle
- Westmont High school
- Downtown Campbell
- The Pruneyard Shopping Center
- La Rinconada Golf & Country Club
- Downtown Los Gatos
- Vasona Lake County Park

















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