

## RESIDENTIAL

### Detached

**Price Change**  
**2353 Benham Ct**  
**WALNUT CREEK**  
**MLS# 41100478**  
**Orig \$:** \$1,729,000  
**List Date:** 6/6/2025  
**Pend Date:**  
**D/N/S:** RUDGEAR MEADOWS  
**Model:**  
**Builder:**

**List Price:** \$1,599,000  
**Unit:**  
**CA 94596**  
**Stories:** Two Story  
**Sold \$:**  
**Off Mkt:**  
**COE:**



Property Information				
<b>Bedrooms:</b> 5	<b>Yr Blt:</b> 1979	<b>Garage Spcs:</b> 3	<b>Total Rms:</b> 10	<b>Own Type:</b>
<b>Baths/Par:</b> 3 /	<b>Age:</b> 46	<b>Total Garage/Parking:</b>	<b># of Units:</b>	<b>% Own Occ:</b>
<b>SqFt:</b> 2509	<b>Acres:</b> 0.180000	<b>Fireplaces:</b> 1	<b>Units Floor:</b>	<b>TIC %:</b>
		<b>Pool:</b> Community		
<b>Source:</b> Owner	<b>Lot SqFt:</b> 8,000	<b>Elem School Dist:</b>	<b>High School Dist:</b>	

Showing & Listing Information	
<b>Directions:</b> Use GPS	<b>Spec Info:</b> None
<b>Cross St:</b> Pebblebrook Ct	<b>Associated Docs:</b> 0
<b>***Remarks***</b>	

HUGE PRICE REDUCTION! PRICED TO SELL! Nestled in one of Rudgear Meadows' most coveted locations, is a true sanctuary where the Best of California indoor/outdoor living takes center stage! Set against a backdrop of natural beauty, the expansive open hillside feels like your own secret backyard garden—perfectly framed by glorious sunrises, Peek-A-Boo views... and not a single rear neighbor or road! This 5-Bedroom/3-Bathroom sun-drenched home is ready to welcome its next chapter. The main level offers a seamless flow between the living & dining rooms. The great room harmoniously incorporates the kitchen, family spaces, a full bathroom, and opens to a spacious deck where alfresco dining, morning coffee & stargazing are effortless. Upstairs, the primary suite features a large walk-in closet & bath, while 4 additional bedrooms provide room to grow. Don't miss the magical touch: owls nesting in the towering redwood just outside! All of this, plus access to Rudgear Meadows' neighborhood amenities—pickleball, tennis, basketball, parks, hiking trails, etc-- as well as proximity to Rudgear Park, Downtown, restaurants, medical, top-rated schools, etc. Plus a community lot your vacation/camp trailer! This home is more than just a place to live, this is a lifestyle to fall in love with!

Property Features:	
<b>COOLING</b> Central Air	<b>KITCHEN FEATURES</b> Counter - Solid Surface, Dishwasher, Gas Range /Cooktop, Microwave, Oven Built-in, Refrigerator
<b>CONSTRUCTION STATUS</b> Existing	<b>LAUNDRY</b> Dryer, Laundry Room, Washer
<b>DISCLOSURES</b> Easements, Fire Hazard Area, Nat Hazard Disclosure	<b>LEVEL - STREET</b> 1 Bath, Laundry Facility
<b>EQUIPMENT ADDITIONAL</b> Dryer, Garage Door Opener, Washer, Gas Water Heater, Carbon Mon Detector, Double Strapped Water Htr, Smoke Detector(s)	<b>LEVEL - UPPER</b> 5 Bedrooms, 2 Baths, Primary Bedrm Suite - 1
<b>EXTERIOR</b> Stucco	<b>LOT DESCRIPTION</b> Court, Level, Premium Lot, Secluded, Auto Sprinkler
<b>FIREPLACES</b> Family Room, Fireplace Insert, Gas (FireplaceFeatures)	<b>F&amp;R</b> Back Yard, Dead End, Front Yard, Garden, Landscaped, Private
<b>FLOORING</b> Laminate, Tile, Vinyl	<b>POOL</b> None
<b>GARAGE/PARKING</b> Attached, Garage (ParkingFeatures), Int Access From Garage, Enclosed, Garage Facing Front, Garage Door Opener	<b>POSSESSION</b> Close Of Escrow, Seller Rent Back
<b>HEATING</b> Forced Air 1 Zone, Fireplace Insert	<b>ROOF</b> Tile
<b>INSPECTIONS/REPORTS</b> Home, Structural Pest Control, Roof	<b>ROOM - ADDITIONAL</b> No Additional Rooms
	<b>SOLAR</b> None
	<b>STYLE</b> Contemporary
	<b>TERMS</b> CalHFA, Cash, Conventional, FHA Loan, VA Loan
	<b>VEWS</b> Hills, Trees/Woods
	<b>WATER/SEWER</b> PublicSewer, Public Water
	<b>YARD DESCRIPTION</b> Back Yard, Deck(s), Fenced, Front Yard, Garden

HOA Information		
<b>HOA?:</b> Yes	<b>HOA Name:</b> NOT LISTED	<b>HOA Phone:</b> (925) 830-4848
<b>Fee Freq:</b> Monthly	<b>Litigation:</b> No	<b>Fee \$:</b> 108
<b>Transfer Fees:</b>		
<b>HOA Amenities:</b> Greenbelt, Playground, Pool		
<b>HOA Documents:</b> Budget, Bylaws, CC&R'S, Financial Statement, Reserve Study, Rules and Regulations, Other HOA Docs		
<b>HOA Fees Include:</b> Management Fee, Reserves, Street		

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**Provided By:** Tanja I Odzak-goppold Von Lobsdorf - 415-722... **DRE#:** 01992169

**07/20/2025**