

# RESIDENTIAL Detached

New  
415 Blue Ridge Dr  
MARTINEZ  
MLS# 41106400  
Orig \$: \$999,950  
List Date: 7/29/2025  
Pend Date:  
D/N/S: VIRGINIA HILLS  
Model:  
Builder:

List Price: \$999,950  
Unit:  
CA 94553  
Stories: One Story  
Sold \$:  
Off Mkt:  
COE:



Yard



Print/Email:

Map data ©2025  
Unbranded Media Link

## Property Information

Bedrooms:3	Yr Blt: 1963	Garage Spcs: 2	Total Rms: 8	Own Type:
Baths/Par: 3 / 0	Age: 62	Total Garage/Parking:	# of Units:	% Own Occ:
SqFt: 1998	Acres: 0.170000	Fireplaces: 1	Units Floor:	TIC %:
		Pool: No		

Source: Public Records Lot SqFt: 7,490

Elem School Dist:

High School Dist:

## Showing & Listing Information

Directions: Use GPS  
Cross St: Virginia Hills

Spec Info: None  
Associated Docs: 0

## \*\*\*Remarks\*\*\*

Welcome to this beautifully maintained and sun-drenched home in the highly sought-after Virginia Hills neighborhood of Martinez—where comfort, charm, and convenience come together. This spacious single-level ranch-style home features 3 private bedroom suites—each with its own full bathroom—offering an ideal layout for multigenerational living or guests. Upon entering, notice how the family room and living room flow together seamlessly, anchored by a large sliding glass door that opens directly to a covered backyard deck—perfect for relaxing in the shade. Step into the bright and open kitchen, which blends into the dining area and extends out to the sunny backyard deck—creating the perfect setting for indoor/outdoor living. With mature landscaping, a spacious yard for gardening or play, this is California living! Additional highlights: >> Owned solar panels for low electrical bills >> New carpet, new tile entry, fresh paint >> Finished shed! can use as home office >> 2-Car Garage w/interior access >> Pleasant Hill schools >> Close to Safeway, Restaurants, Starbucks, Briones Regional Park, hiking trails, parks, tennis courts, playground. Homes like this—lovingly maintained & perfectly located—don't come along often. Come see what makes this Virginia Hills gem so special!

**No Realtor? No Problem**  
**Call Tanja Odzak, Realtor - eXp Realty - DRE #01992169**  
**(415) 722-0472 cell**

## Property Features:

**BATH-PRIMARY INCLUDES** Stall Shower, Tub, Updated Baths  
**BATH NON-PRMY INCLUDE** Stall Shower, Updated Baths  
**COOLING** Central Air  
**CONSTRUCTION STATUS** Existing  
**DISABLED FEATURES** Accessible Hallway(s), Accessible Approach /Ramp  
**DISCLOSURES** Nat Hazard Disclosure  
**EQUIPMENT ADDITIONAL** Dryer, Washer, Carbon Mon Detector, Smoke Detector(s)  
**EXTERIOR** Stucco  
**FIREPLACES** Brick, Dining Room  
**FLOORING** Hardwood, Tile, Carpet  
**FOUNDATION** Crawl Space  
**GARAGE/PARKING** Attached, Int Access From Garage, Side Yard Access, Garage Facing Front  
**HEATING** Forced Air 1 Zone  
**INSPECTIONS/REPORTS** Home, Structural Pest Control, Roof

**KITCHEN FEATURES** Breakfast Bar, Tile Counters, Dishwasher, Microwave, Range/Oven Free Standing, Refrigerator  
**LAUNDRY** Dryer, In Garage, Washer  
**LEVEL - STREET** 3 Bedrooms, 3 Baths, Primary Bedrm Suites - 2, Laundry Facility, No Steps to Entry, Main Entry  
**LOT DESCRIPTION** RectangularLot  
**POOL** None  
**POSSESSION** Close Of Escrow  
**ROOF** Composition Shingles  
**ROOM - ADDITIONAL** Office, Other  
**SOLAR** Solar Electrical Owned  
**STYLE** Ranch  
**TERMS** CalHFA, Cash, Conventional, FHA Loan, VA Loan  
**VEWS** Other  
**WATER/SEWER** PublicSewer, Public Water  
**YARD DESCRIPTION** Back Yard, Deck(s), Fenced, Front Yard

## HOA Information

HOA?: No HOA Name:  
Fee Freq: Litigation: HOA Phone: Fee \$:  
HOA Amenities:  
HOA Documents:  
HOA Fees Include:

©Bay East, CCAR, bridgeMLS. Based on information from Bay East and Contra Costa Association of REALTORS® and bridgeMLS. All data, including all measurements and calculations of area, is obtained from various sources and has not been, and will not be, verified by broker or MLS. All information should be independently reviewed and verified for accuracy. If a floor plan is included, the floor plan is for illustrative purposes only, and the actual dimensions and layout of the home may differ from the floor plan. Buyer is urged to make a detailed inspection of the property, and if any aspect of a floor plan is critical to the buyer's decision to purchase, buyer must conduct their own measurements and inspection. Properties may or may not be listed by the office/agent presenting the information.

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

07/29/2025