RESIDENTIAL Detached

New List Price: \$999.950 415 Blue Ridge Dr Unit:

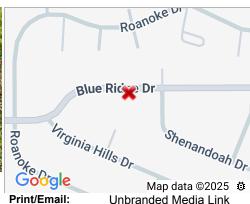
MARTINEZ CA 94553 Stories: One Story MLS# 41106400

Orig \$: \$999,950 Sold \$: Off Mkt: List Date: 7/29/2025 Pend Date: COE:

D/N/S: VIRGINIA HILLS

Model: **Builder:**





Unbranded Media Link

Property Information

Bedrooms:3 Yr Blt: 1963 Garage Spcs: 2 Total Rms: Own Type: Baths/Par: 3 / 0 62 Total Garage/Parking: # of Units: % Own Occ: Age: SqFt: 1998 Acres: 0.170000 Fireplaces: **Units Floor: TIC %:**

> Pool: No

Source: Public Records Lot SqFt: 7,490 **Elem School Dist: High School Dist:**

Showing & Listing Information

Directions: Use GPS Spec Info: None Cross St: Virginia Hills 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

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

VIEWS Other

WATER/SEWER PublicSewer, Public Water

YARD DESCRIPTION Back Yard, Deck(s), Fenced, Front Yard

HOA Information

HOA?: No HOA Name: **HOA Phone:** Fee \$:

Transfer Fees: Fee Freq: Litigation:

HOA Amenities: HOA Documents: HOA Fees Include:

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