

12 AVOCET COURT

12 AVOCET CT, NOVATO, CA 94949

\$1,748,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Step into a home that feels like a private resort tucked inside of one of Hamilton's most sought-after cul-de-sacs. Nestled in the highly coveted Landings neighborhood, this home offers a rare combination of modern construction and an outdoor oasis. Built in 2012 and beautifully remodeled and maintained, this 4-bedroom, 3-bathroom, 2,532 sq ft home sits on a generous 6,526 sq ft lot. Inside, the main level welcomes you with tall ceilings, custom built-ins, a gas insert fireplace, and full guest suite complete with an Elfa organized closet and private bath.

Garage Count: 2 Car Garage,
Sewer: Public,
Pool Description: Pool,
Fireplace Count: 1 Fireplace,
Water: City Water

\$1,748,000



The chef's kitchen is a standout featuring a SubZero refrigerator, gas range with hood, stone counter tops, a large island, built-in breakfast banquet, and two tall wine fridges-perfect for both everyday living and effortless entertaining. Upstairs, the spacious primary suite offers built-ins, a desk area, a walk-in closet, and a spa-like bath with soaking tub, dual vanities, and an oversized glass shower. Two additional bright bedrooms share a bathroom with double vanities and stone counter tops. The backyard is a true tropical retreat, complete with lush landscaping, an expansive patio, a full outdoor kitchen, bar with kegerator, outdoor TV, covered seating, and a large swim spa. Additional highlights include a two-car garage with epoxy floors and built in storage, a Generac generator, owned solar, AC, and a spacious laundry room with a sink and storage. Close to top-rated schools, shops, restaurants, entertainment, and miles of hiking and biking trails with easy access to Hwy 37 and 101. Steps from Hamilton's BIG Park, the skate park, Hamilton pool, shopping, the Airport, and the SMART Train. Don't wait..this one won't last long!



