

318 SYLVIA WAY

SAN RAFAEL, CA 94903

\$850,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Beautifully updated townhome in Terra Linda's highly desirable Green Oaks community. The main living space is ideally situated on the ground floor. A convenient powder room serves the main level, while three bedrooms and two full bathrooms are located upstairs. The hall bath features a shower-over-tub combination; the primary suite includes both a walk-in shower and a spacious walk-in closet. This light-filled, two-story end unit overlooks peaceful HOA greenspace. Expansive floor-to-ceiling windows invite abundant natural light and create seamless indoor-outdoor living, with two sliding glass doors opening to a newly built redwood deck and garden.

Cooling: No A/C,
Sewer: Public,
Pool Description: Pool,
Fireplace Count: 1 Fireplace,
Water: City Water

\$850,000



You'll enjoy close proximity to the community pool and clubhouse, which includes two racquetball courts. Nearby, the Terra Linda-Sleepy Hollow Divide Northern Preserve offers miles of scenic hiking and biking trails. A two-car carport provides easy, single-level entry, complemented by a private courtyard with a garden and two large storage closets, ideal for bikes and other oversized items. Inside, the remodeled kitchen showcases quartz countertops and brand-new stainless-steel appliances. Recent improvements include luxury vinyl plank flooring on the main level and new carpeting upstairs, along with updated fixtures that strike a perfect balance between comfort and style. The location is exceptional, just minutes from Scotty's Market, local dining, the Terra Linda Community Center and Pool, and Kaiser Permanente. Commuters will appreciate quick access to Highway 101, while families will benefit from the award-winning Miller Creek School District. Come see for yourself what makes this community so special.



