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"Helping People Make Good Decisions"™

## 217 W. LINDA MESA AVENUE, DANVILLE

BELOVED  
WESTSIDE  
DOWNTOWN  
DANVILLE NEAR  
THE COVETED  
IRON HORSE  
TRAIL!



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**CARLMONT ASSOCIATES**  
1940 Ralston Avenue  
Belmont, CA 94002

- Two bedrooms
- Two baths
- Fabulous Westside
- Downtown Danville location.
- Separate family room or office with floor to ceiling windows.
- Large kitchen with adjacent sun room and laundry area.
- Grand living room with dining area and wood burning fireplace.
- Charming period built-ins throughout.
- Wonderful 8,408 sf corner lot with level rear yard.
- Approximately 1,482 sf
- Incredible 3+ car garage with attached bonus room for den, exercise or media room.
- Ideal location! Stroll to The Farmer's Market, shopping, popular restaurants and the Iron Horse Trail.

Asking \$749,000



This home comes with built-in PriceLock protection.  
Now you can 'lock in' the price of this home the day you buy it.

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## 217 WEST LINDA MESA AVENUE, DANVILLE



**CHRISTINE MORGAN**

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1940 Ralston Avenue, Belmont,  
CA 94002

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Looking for great schools, outdoor activities in a mild climate and excellent civic amenities coupled with the small town feel of downtown shopping and dining? Look no further than 217 West Linda Mesa Avenue.

Located in the highly sought after Westside neighborhood, this charming home is close to the Iron horse Trail and downtown shopping, dining and The Farmers Market.

Rich in history and lure, it is believed that part of the home may have been built around 1860, as it was originally located up the hill on or near Montair Drive above Danville. Sometime after 1950 it was transported to its current location on the corner of Linda Mesa and Mesa Entrada and remodeled. A story about the home was written in a book called *"Be It Ever So Humble"*, by Fergie V. Jones, c. 1983.

Adorned with wooden sash windows, the charm and period character have been retained throughout the years.

The front of the home offers a large living room and dining area combination, flanked on either side by a bedroom—each with its own full bath. A family room or office offers a retreat from the main living area of the home and the rear kitchen has an attached sun room and pantry area with convenient laundry facilities.

The rear patio and large level yard separates an attached three car garage sporting a tandem garage with one-half converted to a bonus room, and an adjacent two car side-by-side finished garage, providing many avenues for storage of personal effects.

Imagine unrivaled quality of life—imagine living at 217 W. Linda Mesa.