

**UNDER PRICED
CONDO FOR SALE**

Nearly \$100K
under value
See comps below!

List Price \$730,000!
Compare to same
model with only 1,406
SqFt, NO VIEWS that
just sold for \$695,000!
**SEE red outlined
SALE BELOW!**

2600 Ptarmigan #1 (Entry 17), Rossmoor

RARE FIND!

Re-Designed & Remodeled "Expanded Kentfield" Condo
Near top of Ridgeline, **180 degree Panoramic Views incl. Mt. Diablo**
Absolute PEACE & QUIET & OPEN setting. It's like living in an "Eagle's Nest."

No other condo
for sale OR SOLD at this
price with **THIS MUCH
ROOM & THESE VIEWS!**

\$74,000 in Seller upgrades in 2019. Effective Age 5 years
2 Bedrooms + Den, 2 Baths, **1,678 SqFt**, 1 car port #18

Level promenade from
car port to front 8 steps.
No more stairs!

Lots of natural light in all rooms, **2 living rooms w/wall of glass**
Reminder! Condo ownership only includes AIR SPACE between the
walls & common areas of the development including pool, facilities, etc.

Foyer w/skylight

ACTIVE



2095 Cactus Ct #2: **FOR SALE \$850K**, 2/2 1,543 SqFt, 1 car garage. **No view(s).**

Also FOR SALE 2065 Cactus Ct **\$835K** 2/2 1,550 SqFt, No views.



1601 Ptarmigan #1B: **PENDING \$775K**, 3/2 1,647 SqFt 1 gar, 4 sets of steps to front door totaling 15 steps, single pane windows, looks out at the driveway, limited view of the hills: View in front is of driveway & other 3 story bldg across which casts a dark shadow, view east is of a gray bldg & east lower hills. See below for pending sale across the driveway at 1679 Ptarmigan #1B, listed at \$830K.

PENDING



3300 Tice Creek #6, **PENDING \$739K**, 2/2, 1,739 SqFt, No garage or Carport, Built 1969, No views except hills, golf course from valley floor.



3324 Ptarmigan #1B: **CLOSED \$835K 5-14-21**, 2/2 1,502 SqFt, 1 car garage. Small dark 'galley' kitchen, not remodeled, single pane windows, another unit above on 3rd story, Only has 1/4 of 2600 Ptarmigan., public walkway balcony off 2nd bedroom.



3100 Rossmoor Pkwy #2: **PENDING \$885K**, 2/2 1,527 SqFt, 2 car garage. **No view** except golf course at valley floor.



3288 Terra Granada #2C, **PENDING \$898K**, 2/2, 1,640 SqFt, 1 car garage, **LIMITED** views near valley floor of east hills.

CLOSED

JUST CLOSED ESCROW 4-7-21



1679 Ptarmigan #1B, **CLOSED \$820K**, 3/2, 1,647 SqFt, No garage NO Carport, Built 1971, No views, dark area shaded by 3 story bldg across driveway.

JUST CLOSED ESCROW 5-6-21



2841 Ptarmigan #3, **CLOSED \$695K**, 2/2, **1,406 SqFt**, Same but 272 SqFt smaller! **NO 2ND LIVING ROOM**. 1 Carport, Built 1972, **No views EXCEPT** of trees.

JUST CLOSED ESCROW 4-7-21



925 Terra California, **CLOSED \$750K**, 2/2, 1,725 SqFt, 2 car garage, Built 1974, No views, **COMPLETE FIXER UPPER!**



3425 Terra Granada #1A: **SOLD \$729K**, 2/2 1,539 SqFt, 1 car garage, built 1979. No view.



618 Terra California #1: **SOLD \$750K**, 2/2 1,527 SqFt, 1 car garage, built 1976. No comparable views from golf course valley floor.



2643 Saklan Indian #1: **SOLD \$756K**, 2/2 1,652 SqFt, 1 car garage, built 1975. No panoramic views from valley floor except golf course, hills above.



1985 Cactus Ct #1: **SOLD \$757K**, 2/2 1,546 SqFt, 1 car garage, built 1974. Hill/Mtn view.

2600 Ptarmigan #1's 2019-2021 Upgrades

Foyer: Cut out half-wall to allow sight and light in

Living room: Recessed lighting on two separate dimmer switches

Wired for cable Internet & TV

Removed popcorn ceiling

Cut out half-wall to allow sight and light in

Guest Bathroom/Laundry Room:

New vinyl tile floor

New tiled shower with grab bar and shelves + New shower pan

New shower fixtures with removable shower head

Freshly painted

Updated vanity and light fixture

Reliable washer and dryer

Double layers of storage shelves

Storage closet in carport #18

New fluorescent light

Shelves

* 3rd BR is den. Square footage includes expanded living room.

Kitchen: New subfloor and vinyl tile floor

New walls and ceiling

New light fixtures – recessed lighting on dimmer switch

New solid wood frame cabinets with relieved design

Cabinets include pullout spice shelving and multi-shelved pantry

Soft close cabinet doors and drawers

New granite countertops

New tile backsplash

New Samsung convection self-cleaning oven & glass-top electric stove

New Samsung mounted microwave with built-in vent hood

New Samsung energy star dishwasher

New stainless steel sink & faucet with sprayer

New Samsung 26.5 Cu ft. large refrigerator with ice & water dispenser

New center island with granite countertop with seating space overhang

New storage cabinets beneath island & two electrical outlets for appliances

New open concept skylight : Newly elevated ceiling & all new wiring

Ceiling popcorn removed: Newly plastered and painted ceiling

Dining Room: New chandelier on dimmable light control

Master bathroom: New vinyl tile floor

New granite-top vanity with double sinks

All soft-close vanity drawers and doors

New wood-feel vinyl tile shower stall plus tiled shower floor

New frameless never-stained glass track shower doors

Shower with removable shower head

New double mirrors plus recessed mirrored medicine cabinetry

New overhead lights with modern design

New high pressure water-saving toilet

New towel racks and fixtures

Other: New 220-amp breaker box and all new wiring from outside to interior

* All numbers approximate.

Information deemed reliable but not guaranteed.