

PROPERTY DETAILS

2413 Edgebrook Drive | Modesto, CA 95354

3 Bed | 2 Bath | 1,757 Sq Ft | 9,147 Sq Ft Lot | Pool | Dry Creek View | RV Parking

Details of improvements are available upon request

OUTDOOR LIVING DETAIL

Backyard

65 feet of unobstructed Dry Creek greenbelt — permanent, protected open space, cannot be developed

- Completely updated (2025): landscaping, automated irrigation, artificial turf
- Custom Pool
 - New pool cover (2025), rated for 1,000 pounds, meets ASTM F1346-91, transferable warranty
 - Plumbed for solar (removed solar panels for new roof)
 - Stamped concrete around pool and under gazebo
- Gazebo
 - 25' x 17', permitted, outdoor TV
 - Structural beams imported from Canada
- Stairs (2025) give direct access to Dry Creek
- Fire Pit (2024), custom propane, can also burn wood
- Tool Shed with lighting and ventilation (2024)
- Lighting is app programmable
- 2nd Propane Fire Pit
- Hot Tub (2022)

Front & Side of House

- Gated RV parking
 - 30A electric, filtered water and sewer hookups
- Front steps with 2 ft. x 4 ft. individual tile

Exterior

- New roof with new gutters (2025)
 - GAF Timberline HDZ RS - SRI rating 21, Title 24 compliant
 - GAF Master Elite contractor - a status held by the top 1% of roofers nationwide
 - Warranty: 50 year, transferable
- Painted outside - 2021, refreshed 2026

INDOOR LIVING DETAIL

Custom Kitchen - Renovated in 2022

- Granite counters across the sink, island and built-in wine rack
- Stainless-steel appliances are included
- Cabinets and drawers - quality Shaker, soft close
- Pullout drawers - all lower cabinets and pantry (except under sink)
- Sink is dual sided, deep and stainless steel
- Faucet - touchless motion sensor, with 3 modes and pull-down sprayer
- Lighting - high efficiency LED, dimmable and recessed
- Under counter lights - dimmable LED
- Custom hidden USB charging drawer
- Custom microwave drawer
- Crown molding

Primary Bath

- Renovated with heated floors, dimmable lighting
- Low, safe access to the oversized slate shower (3' x 4')

Primary Bedroom

- View of Dry Creek
- Closet organizer (2025)

2nd / Guest Bath

- Completely remodeled (2026) with hand-made Spanish tile
- Easy touch dimmable lighting with Smart mirror

Garage

- Garage door opener is Amazon and app compatible
- Vent - automatic, adjustable, temperature controlled
- New 11 ft. butcher block countertop
- Gladiator tool cabinets
- Overhead LED lighting
- Epoxy floor

Laundry Room

- Finished butcher block countertop and seating area (2025)
- Top rated and high-efficiency washer dryer combo (2022)
- Dryer can use 220v electric or gas
- High-capacity washer
- Quality Shaker storage cabinets and storage closet

Bonus Room

- Flex use — office, guest room, exercise room, or 4th bedroom
- Queen size Murphy bed included
- Dedicated mini-split system
- Heated floors

EFFICIENCY, QUALITY AND CONVENIENCE

Efficient

- High efficiency double-pane windows, with blinds and window coverings throughout
- Skylights - four, in living room, fireplace room, laundry and 2nd bath
- All lights are dimmable LED (except for the ceiling fans)
- Ceiling fans - four, in living room and bedrooms
- Insulation added under all floors
- Gas fireplace (2022)

Quality

- Whole home water softener removes hard minerals (softer skin and hair, and cleaner dishes)
- Hardwood floors - original, refinished (2022) throughout main house (bathrooms have tile)
- Painted inside - all walls, trim and ceilings (2026)
- Faucets and shower heads - all replaced (2026)

Convenient

- 1 floor, 2 steps from the garage and into the backyard
- Pet door

MID

The owners explored solar installation and received multiple bids, but Modesto Irrigation District (MID) utility rates remain affordable. The average electric bill for the last year was \$384/month, compared to solar estimates of \$550+/month (utility bills are available upon request)

LOCATION & NEIGHBORHOOD

- Quiet, well-established neighborhood
- Short commute to downtown Modesto
- Close proximity to shopping, dining, and everyday amenities
- Direct backyard access to Dry Creek