



3235 SURMONT DRIVE SELLER IMPROVEMENTS

- 2017 Renewal by Anderson doors and windows
- 2019 New HVAC system main lower house
- 2024 New HVAC systems upstairs
- 2024 New pool heater
- 2021 Re-plastered pool surface, tiles, new drains
- 2024 Expansion joint replacement and patio joints mastic
- 2024 New 5300 sq ft of roof, gutters including all downspouts, flashing, caps entire house
- 2024 New upper patio poured
- 2023 New trellis over upper patio
- 2019 Exterior home painted
- 2022 Kitchen remodel and laundry room
- 2022 New redwood Fences on both sides of back yard
- 2024 New GFCI throughout the house



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property website*



3235 SURMONT DRIVE SELLER FAVORITES

- Sitting near the upstairs windows listening to KCSM Jazz taking in the views over the Diablo Valley
- Driving down the hill many mornings into Pleasant Hill's The Posh Bagel for coffee, a V8 and a delicious bagel. The same family has been serving with smile and a familiar welcome.
- Cutting off the steep hike into Briones, by driving the 2 miles to Old Briones Rd and up into the East Bay Watershed. The Western Sky!
- Our Buddha Garden—a small peaceful respite to reset your mind and batteries
- Nights on the patio under a starry sky and the ever present Big Dipper above our pool
- Coffee with the many varieties of birds chirping their morning songs: Acorn woodpeckers, chestnut backed chickadees, black phoebe's
- Walking the 2.3 mile loop from our home down the hill, around Brookwood Park, and the many friends and four legged friends we've known
- The ease of getaway to Tahoe and all parts North by leaving through Pleasant Hill or Martinez and avoiding Hgwy 24 interchange
- The space and amazing quiet throughout the day and from the many sitting areas and views around the property.
- The pool! The pool! Did I say "the pool"!
- All the kids and families waiting at the bottom of the hill at the stop for the School Bus. Inspiring.
- Queen of Heaven property behind us with its amazing 360 degree views of the area and Oak studded hills. Walking. Reading. Visiting.
- Convenient Grocery shops from 3 Safeways, Lunardi's, Pleasant Hill Market, Diablo Foods and 2 Whole Foods