



**\$ 760,000**



**1552 Buchanan St., Novato, CA 94947**

**WEB: 1552BuchananSt.com**

- » **Beds:** 5 | **Baths:** 3 Full
- » **MLS #:** 22006077
- » **Single Family** | 1,816 ft<sup>2</sup> | Lot: 7,500 ft<sup>2</sup>



**Denise Athas**  
**George Athas**  
**(415) 898-5041 (Direct)**  
**(415) 246-2959 (Denise Cell)**  
**(415) 444-6586 (George Cell)**  
 DAthas@aol.com  
<http://www.deniseathas.com>

  
**ATHAS & ASSOCIATES**  
 REAL ESTATE INC.  
**Athas & Associates Real Estate Inc.**  
 1202 Grant Ave.  
 Suite A2  
 NOVATO, CA 94945  
 (415) 898-5041

It is always inspiring when good things come out of difficulty. This wonderful neighborhood home is a perfect example. After an unfortunate garage fire in 2017 the family embraced the opportunity to create change. Improvements and rebuilding were made to the garage and upstairs that boasts a spacious (second) master suite with a large bathroom, an extra office nook, and a large roof deck over the garage. For future safety, great features were installed such as a fire sprinkler system throughout the entire home, a new large water meter, updating to the kitchen (including new cabinetry), family room, a new roof, a new furnace, a water softener system, new hot water heater & some new flooring/carpeting throughout. The owners raised a family in this home since the 1970s and speak of the convenience of the area, close proximity to schools, shopping, downtown, and transportation. You can always see neighbors walking their dogs and chatting with each other. The home is a Frazier built home, a developer known for building a solid home with a great floor plan. The galley kitchen overlooks the living room embracing the opportunity to chat while entertaining and staying involved in conversations while preparing a special meal. The kitchen flows into the combo dining, family room area and opens to the large backyard. The living room is well lit, overlooks the pool area and leads to the 4 bedrooms and 2 baths down the hallway. The house also has air conditioning, ceiling fans in many rooms, updated appliances & dual pane windows. The

