

336 FREDERICK STREET



MARCELLINA CATALANO
SHEILA CONNELLY
REAL ESTATE PROFESSIONALS

 **Bailey Properties**

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MOVE-IN READY...

in a walkable Seabright location

336 Frederick Street
Santa Cruz CA 95062

\$925,000

336frederick.com



As you enter the home, a wood accent wall captures your attention. Acacia wood floors create seamless flow, while vaulted ceilings make the home feel light and bright. The floor plan provides flexibility to suit your needs. The oversized living room offers plenty of space to gather in or perhaps add an additional dining area. The office space provides a measure of separation: perfect to catch up on some work, read a book, or take a nap. And last but not least, the elegant kitchen features white cabinetry, quartz countertops, stainless steel appliances and a dining area that can accommodate six.



THIS IS THE GOOD LIFE.

Enjoy the best of Seabright without getting in your car.

This almost new home was taken down to the studs and rebuilt with modern finishes. As you approach this property, you immediately recognize that it is unique. The large lot and positioning of the home create an impressive front yard.

Modern gray siding with white trim make the orange front door pop.





The home features three bedrooms, two bathrooms, and 1369 square feet.

The main floor master suite allows easy access, while the spare bedrooms and bathroom are just up the stairs. Perfect for a little separation from the kids or visitors.

Outside there are so many possibilities. The freshly poured patio and Redwood privacy fence make the perfect spot for al fresco dining. Or maybe you'd like to build an ADU in that space. The fenced private backyard is just waiting for your personal



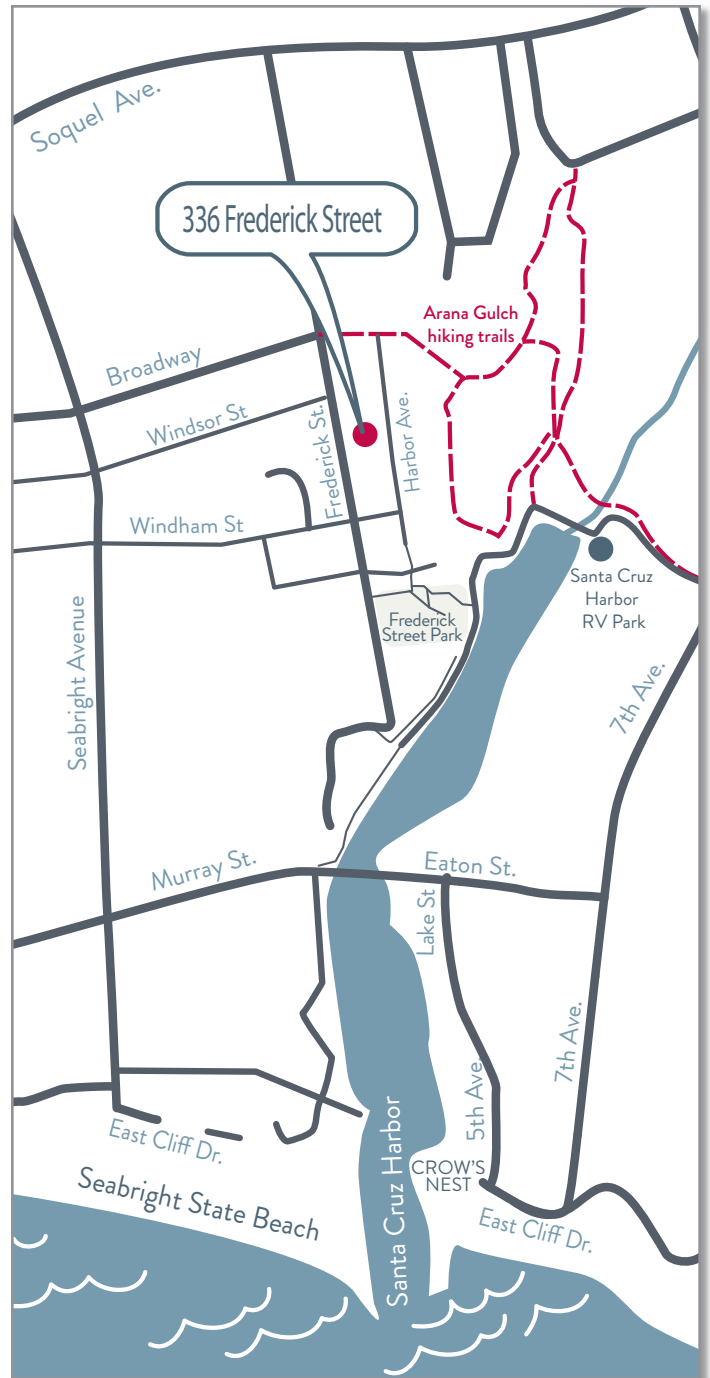
touch... add lounge seating, create a play area for the kids, or add some grass for the pets. The side yard with a cement slab could possibly hold your small boat, small RV, tent trailer or extra car. The carport and long driveway offer plenty of parking space for your visitors.

Once the car is parked, leave it there.

Take a stroll down the street to the Frederick Street Park. This park features the largest playground in the Santa Cruz City park system, an off leash dog area, skateboarding fun, sand volleyball, picnic / BBQ areas and stair access to the Harbor.

Head up the street on bike or on foot to explore the nearly 2 miles of trails that Arana Gulch has to offer. Sit and enjoy a Santa Cruz sunset from a bench that overlooks the harbor and bay. Or bike the short one mile to Seabright beach and enjoy the sand. Grab a coffee at the Verve, have dinner at La Posta, relax at the Seabright Brewery or try out the Pacific Edge Rock Climbing gym - all just a short walk away.

This home has the character and quirkiness typical of Santa Cruz, yet it is updated and fresh - ready for you to just move in and start living the coastal lifestyle.



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