

**FOR SALE**  
**Two Bedroom / 1.5 Bath Townhome & Carport**  
**\$495,000**

**Cozy tree house atmosphere with front and back patios  
in vibrant, multi-generational Pleasant Hill Cohousing**

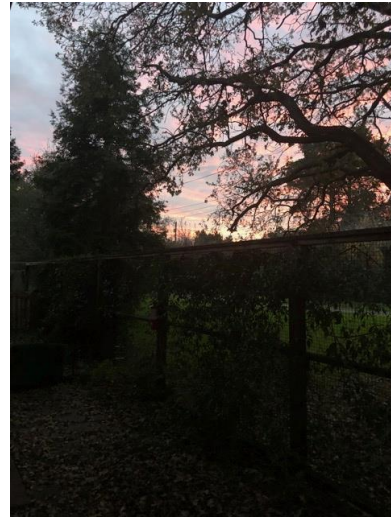


**Home features**

- Chic open floor-plan, 1169 SF, built in 2001
- Enlarged, upgraded kitchen, Corian counters and sink
- Engineered bamboo flooring throughout, natural linoleum in baths
- Abundant storage in closets, attic and lockable carport unit
- Highly energy efficient (\$35 monthly utility bill)
- Comfortable year-round with passive solar design and radiant heat
- Backs up to native oaks along the Iron Horse Trail greenway
- Stacking washer and dryer upstairs
- HOA dues (\$539/month) includes gas, water, garbage and internet.



**OVER →**



## Community Features

Located in the San Francisco East Bay, Pleasant Hill Cohousing is a community where neighbors socialize often and help each other in times of need. Kids know their neighbors and play in large car-free spaces. While privacy is always available, finding company is as easy as walking down the path. Easy 1-mile access to BART to San Francisco and Berkeley. Learn more at <http://phch.org>

- Spacious great room and large kitchen for common meals and events
- Two guest bedrooms and bath for residents' guests
- Craft room, teen room, kids room, sitting/TV room
- Indoor and outdoor play structures, lawn areas for outdoor fun
- Solar heated pool and spa, wood shop and clay studio with kiln
- Organic vegetable garden
- Two bike sheds with repair shop
- Solar panels for power to common areas & 3-220v car-charging stations
- Elementary school next door

Contact: Please respond to [PHChinquiry@gmail.com](mailto:PHChinquiry@gmail.com) and we will forward to the seller.

