



EXCLUSIVELY MARKETED BY

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55 CEDARBERRY LANE  
SAN RAFAEL

## ICONIC MARINWOOD EICHLER

Exquisitely updated 4 bedroom, 2 bath meticulous Marinwood Eichler. Iconic mid-century architecture. Seamlessly connected social spaces for easy circulating. Floor-to-ceiling glass blurs distinction between inside & out. Living room has fireplace & wall of glass & wide corner window for uninterrupted outlooks of lush yard. Dining room with patio access. Open kitchen so home chef can stay connected to activities while preparing meals. Eco-friendly counters, wood cabinetry, stainless appliances, peninsula island & skylight. Primary suite with wall of glass & patio access. Chic primary bath. 3 additional bedrooms & 2nd contemporary bath. Extraordinary yard with drought tolerant landscaping,

grape-vine covered pergola for al fresco dining, level lawn, raised garden beds. Upslope in backyard & mature trees & shrubs all increase privacy. Located in award winning Miller Creek School District. Moments away from the ever popular Marinwood Community Park which has a beloved youth summer camp, youth sports, pool, tennis courts, playground, and brings the community together with fun filled events such as Music in the Park Friday nights in the summer. Do not miss this wonderful opportunity to live in modern timeless style in a coveted Eichler, situated in Marin's marvelous Marinwood neighborhood, offering the best of contemporary living and uncompromised comfort.

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### FEATURES

- 4 bedrooms | 2 baths
- Large 9,375 sq. ft. lot
- Pool Site
- Coveted iconic Eichler with classic mid-century architectural design
- Open beam wood ceilings & walls of glass to connect
- Living room with walls of glass, verdant views, natural light, built-in shelving & wood-burning fireplace
- Sizable dining room with built-in shelves & yard outlooks
- Kitchen with ebony Richlite counters (highly durable & made from sustainable recycled paper), ample wood cabinetry, KitchenAid stainless appliances, & Frigidaire refrigerator
- Primary en suite with wall of glass, abundant closet space, & direct outdoor access
- Primary bath with chic designer finishes, walk-in shower, smart toilet, & skylight
- 3 additional bedrooms, 1 with outside access
- 2nd updated stylish bathroom with walk-in shower
- Conveniently located laundry closet & additional storage
- Extraordinary private yard with expansive stone aggregate patio, grape-vine covered pergola, level lawn, raised garden beds, gentle upslope in yard with screen of mature landscaping & majestic oak & citrus trees
- Automatic irrigation system
- Rheostat custom spot lighting
- Insulated walls for energy efficiency & enhanced sound reduction
- New Mini-Split system for 5 zones of heating and cooling
- 2-car garage
- Miller Creek School District
- Close to Marinwood Community Center with tennis courts, pool, park, adult & youth activities, & community events such as Music in the Park on Friday nights in the Summer
- Close to many amenities