

1137 KOTTINGER DR #CA3, PLEASANTON, CA 94566

2 BD | 2 BA | 1,048 SQ. FT

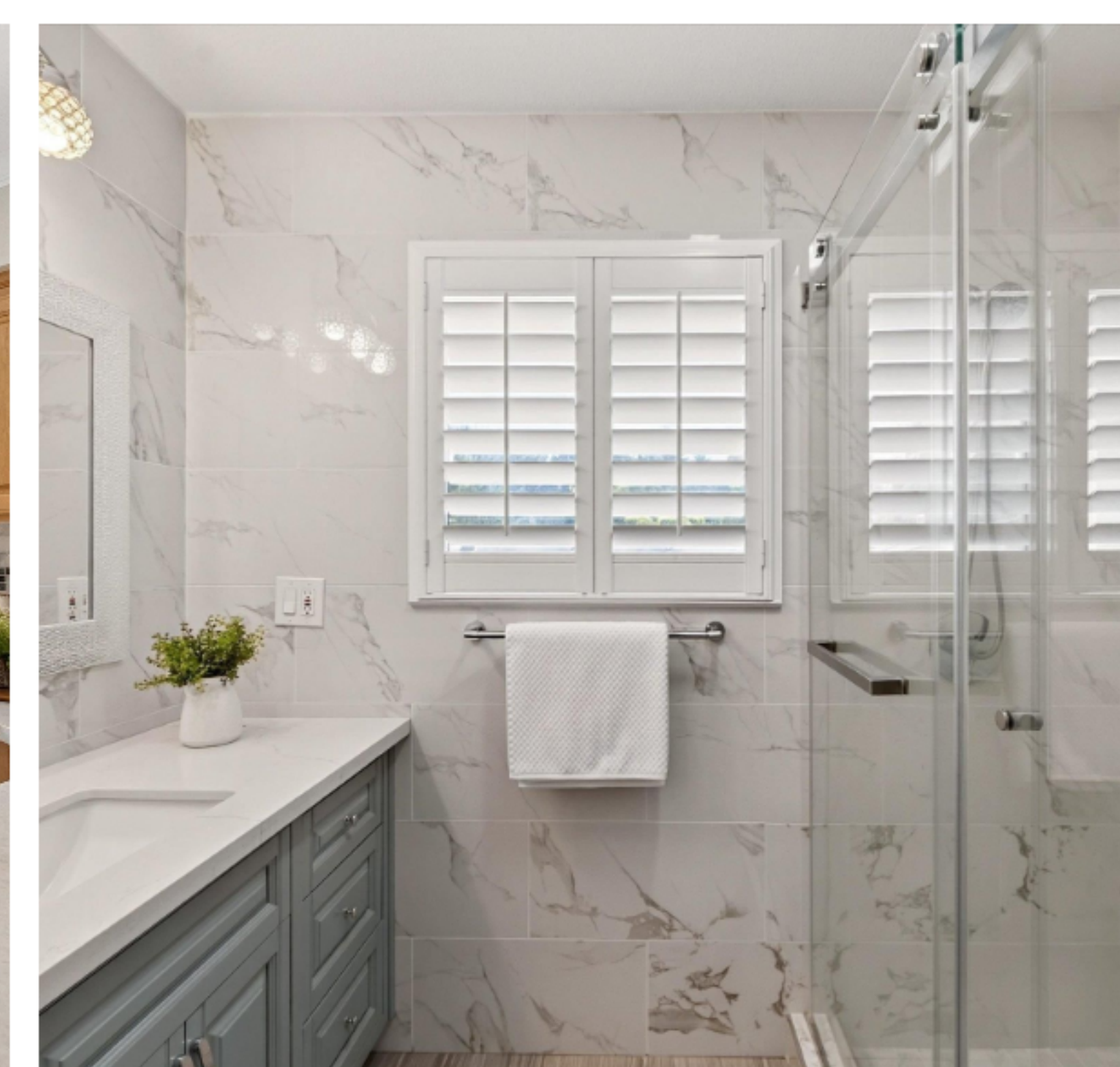
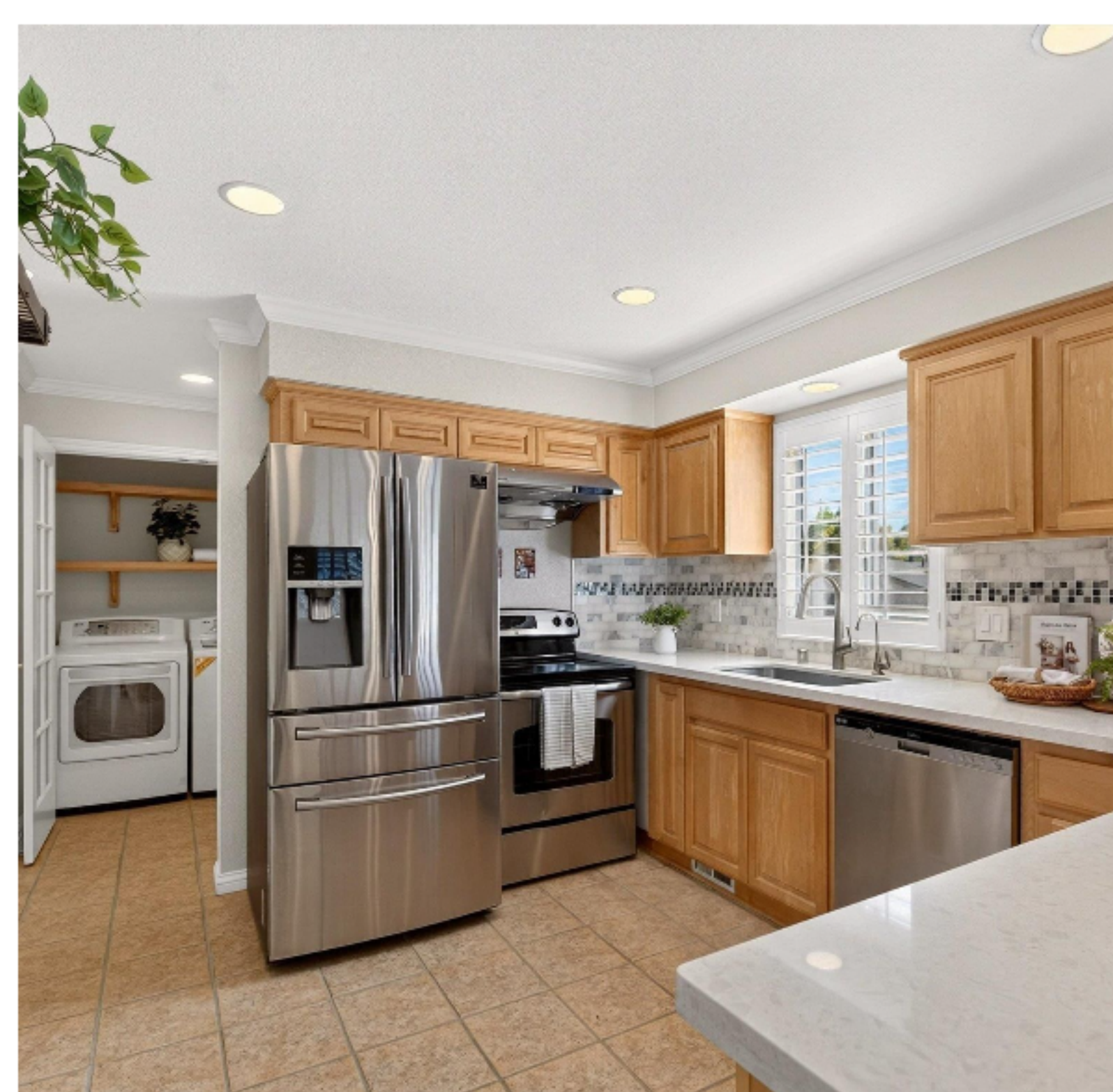
OFFERED AT

**\$749,999**

**OPEN  
HOUSE**

## ABOUT THIS PROPERTY

Gorgeous, thoughtfully updated, and move-in ready, this rare townhome-style condominium offers bright, comfortable living in one of Pleasanton's most desirable neighborhoods. Nestled in an exclusive five-unit community, this second-floor, single-level flat features three open sides and no neighbors above or below, providing abundant natural light, exceptional privacy, and a peaceful living environment. The open-concept living and dining areas flow seamlessly into the spacious, beautifully updated kitchen, featuring quartz countertops and a custom tile backsplash, ideal for everyday living and entertaining.



**1,048**  
SQ. FT.

**1990**  
BUILT IN



**SAM LIN**

Relator

DRE# 01471131

m: (925) 858-4392 | o: (925) 858-4392

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**kw TRI-VALLEY**  
KELLERWILLIAMS. REALTY

3825 Hopyard Rd, Suite 106, Pleasanton, CA 94588

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### VERY CONVENIENT

This home is in a **very convenient** area. Some errands in this location require a car and most major services are within 1 mile.

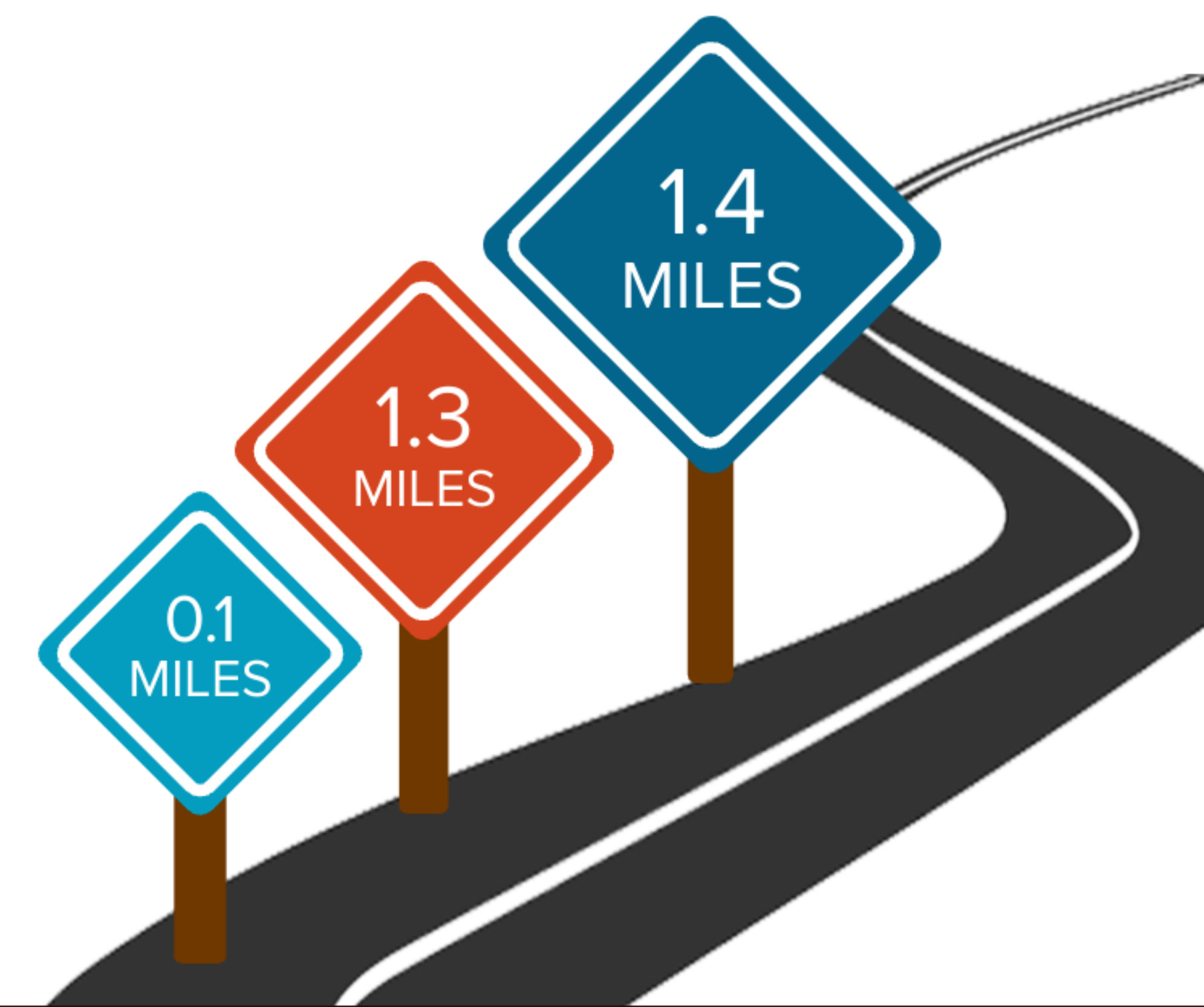
- GYM 0.5 MI
- PHARMACY 0.5 MI
- CLEANERS 0.5 MI
- GAS 0.8 MI
- ATM 0.9 MI
- MEDICAL 1 MI
- COFFEE 1 MI
- MOVIE THEATER 3.6 MI



### SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also 10 private schools within 5 miles.

- 9 RATING** K-5 VINTAGE HILLS ELEMENTARY SCHOOL ASSIGNED
- 7 RATING** 6-8 PLEASANTON MIDDLE SCHOOL ASSIGNED
- 9 RATING** 9-12 AMADOR VALLEY HIGH SCHOOL ASSIGNED



### THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

#### POPULAR

- PARK VETERANS PLAZA PARK (1.1 MILES)
- GOLF COURSE PLEASANTON GOLF CENTER (1.5 MILES)
- DOG PARK BRAY COMMONS - DOG PARK (3.6 MILES)
- HIKING ALAMO CREEK BIKE TRAIL (5.3 MILES)



### NEIGHBORHOOD EATS

This home is located near **86** moderately priced restaurants and has an **average** variety of cuisines.

#### BY CATEGORY

AMERICAN .....	17	JAPANESE .....	6
ASIAN .....	16	PIZZA .....	6
FAST FOOD .....	13	SUSHI .....	3
MEXICAN .....	9	BARBECUE .....	3
INTERNATIONAL .....	9	OTHER .....	11

