

3609 PLAUDIT DR - MODESTO



LUXURIOUS & STUNNING SEMI CUSTOM HOME

MOVE IN READY

IN HIGHLY SOUGHT AFTER LEGENDS SUBDIVISION

VILLAGE ONE NEIGHBORHOOD - SYLVAN SCHOOL DISTRICT

APPROX 3220 SQ FT OF LIVING SPACE

4-5 BEDROOMS (2 MASTER SUITES - 1 UPSTAIRS, 1 DOWNSTAIRS)

UPSTAIRS MASTER W/LARGE RETREAT (COULD BE 5TH BEDROOM)

PLUS HIS & HERS CALIFORNIA CUSTOM CLOSETS

LARGE DOWNSTAIRS MASTER W/WALK-IN CLOSET, SPACIOUS BATHROOM,

PLUS OUTSIDE ACCESS TO YOUR PRIVATE RESORT

4 FULL BATHROOMS

INCREDIBLE FULLY REMODELED GOURMET KITCHEN

A CHEF'S DREAM!

VIRTUAL TOUR



FEATURING ITALIAN VERONA 5 BURNER GAS STOVE W/DUAL OVEN
& VERY CONVENIENT POT FILLER, STUNNING GRANITE COUNTER-TOPS
AND BACK-SPLASH, LARGE ISLAND ARE COMPLIMENTED BY BEAUTIFUL SELF
CLOSING CABINETS & PULL OUT DRAWERS, NEWER STAINLESS STEEL
APPLIANCES, WALK-IN PANTRY & ELEGANT BREAKFAST NOOK,
OVERLOOKING SERENE BACKYARD - TOTAL EYE CANDY!
FORMAL LIVING ROOM, DINING ROOM, & LARGE FAMILY ROOM
TWO GAS FIREPLACES W/ADDED FANS & BLOWERS
CROWN MOULDING, TONS OF WINDOWS W/PLANTATION SHUTTERS,
CUSTOM DRAPERY, & SUN SCREENS

PRIVATE BACKYARD RESORT FEATURES IMPRESSIVE CUSTOM HIGH VAULTED
PATIO COVER W/220 POWER SUPPLY, ELEGANT SOLAR POOL/SPA/WATERFALL,
& HOT TUB

REMOVABLE POOL SECURITY FENCE - SIDE TOOL SHED

NEWER OVERSIZED FENCES FOR ADDED PRIVACY

IMMACULATE OVERSIZED 3 CAR GARAGE W/220 POWER, TONS OF STORAGE,
& FULLY FINISHED ATTIC STORAGE

NEWER EXTERIOR PAINT & MUCH MORE!

TRULY A MUST SEE PROPERTY!



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RESIDENTIAL BROKERAGE

9280 W. STOCKTON BLVD, #120
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Welcome To MODESTO

Modesto is a community dedicated to growth, progress and the quality of community life. Proud of its vibrant citizenry, great traditions, educational opportunities and multi-cultural lifestyles, Modesto is twice-blessed with mild weather year-round and some of the world's richest soil. Modesto is the 16th largest city in California with over 210,000 citizens and is the seat of Stanislaus County.



Modesto offers the diversity and facilities of a metropolitan city, but still maintains an atmosphere of old-fashioned hospitality and small town charm. Modesto offers the full spectrum of arts and entertainment from talented local artists and resident companies to international touring stars – we are considered the culture hub of the Central Valley.

Modesto is located in the heart of one of the greatest agricultural areas of our nation – the San Joaquin Valley. Dairy products, almonds, apricots, melons, tomatoes, wine grapes, peaches, walnuts and poultry products are some of our top commodities. Visit in early spring to enjoy the delightful sights and smells of orchard blossoms. Come in the summer or fall and “Taste Modesto” at our traditional Farmer’s Market or at a roadside produce stand.



With family-friendly attractions, festivals, museums, agriculture tours and tastings to first-class hotels and four-star restaurants, Modesto has something for everyone. Whenever you visit, you will have the opportunity to enjoy all of the “Water, Wealth, Contentment, Health” that Modesto has to offer!



Modesto is home to many musical and theatrical venues, and there is sure to be one that suits your taste.

The newest addition to the Modesto entertainment scene is the Gallo Center for the Arts. This outstanding community asset sets a new standard for all arts, education and entertainment in the Central Valley. The Center is the performance home for the Modesto Symphony Orchestra Association, the Townsend Opera Players and the Central West Ballet. Top-notch entertainment, art and culture are always on the menu at the Center.



Should your “tastes” run more on the adventurous side, try rafting on the Stanislaus River, biking trails throughout Modesto, horseback riding at area ranches, and outdoor in-line skating or skateboarding at Modesto’s skate park.

If leisure is your pleasure, explore our regional mall with a newly expanded Village, picnic in one of our 75 parks, visit the McHenry Museum or Mansion, play a round of golf or just bask poolside in our warm sunshine. Centrally located on Highway 99, Modesto allows for easy access to many major tourist attractions in California. To the west lies the San Francisco Bay Area (90-miles) and the Santa Cruz Beach (115-miles). To the east is the famed Gold Country “Mother Lode” (50-miles) and a little farther you can find the majestic Sierra Nevada mountain range, Lake Tahoe (180-miles) and Yosemite National Park (110-miles).