

# 206 Alturas Avenue, Modesto, CA 95351



  
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3 Bedrooms 2 Bathrooms 1274 Square Feet on .1282



**\$307,500**

Check out this affordable 1920's Classic Cottage Bungalow! This lovely 3 bedroom quality built home is 1274 square feet featuring a welcoming shady front porch that leads into the spacious living room offering a cozy wood burning fireplace & insert, plush carpet, built in glass/wood cabinets, & custom window cornices. The adjacent formal dining room can accommodate a large dining table & features a charming built in China buffet. The bright & cheery kitchen offers a large breakfast nook area, plenty of counter space, 2 built-in pantry cabinets with abundant storage & a subway for those yummy afternoon snacks. The 2nd & 3rd bedrooms feature a Jack & Jill bathroom while the primary bedroom offers several closets & the primary bath features a stylish double wide custom tiled stall shower. Other amenities include a Comp roof, HVAC, electrical panel, siding, & a wine cellar/basement. The backyard is perfect for entertaining with a large patio & plenty of space for outdoor activities. The home also has a detached garage that could be an ADU. This beautiful home is located in an easy commuter neighborhood & is perfect for that special buyer looking for

*Virtual Tour*



Penelope J. Miller, Realtor® GRI,CRS,Broker Associate Berkshire Hathaway Drysdale Properties  
209.996.8334 penelope.miller@bhhsdrysedale.com DRE#01145034

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