



**Patricia Battersby**  
925-330-6663  
pb@patriciabattersby.com  
BRE# 00854469

**Ashley Battersby**  
925-323-9955  
ashley@ashleybattersby.com  
BRE# 01407784



[www.patriciabattersby.com](http://www.patriciabattersby.com)



## Coming Soon in Happy Valley!



## 1253 Rose Lane, Lafayette

Exceptional Home in a Perfect Setting & Happy Valley Neighborhood

5 BEDROOMS 4.5 BATHS 4826 SQ FT\*  
.52 ACRE\* GORGEOUS PRIVATE SETTING & YARD



A fabulous two-story traditional style home on Rose Lane in the heart of Happy Valley, one of the Bay Area's most desirable neighborhoods. It is close to vibrant downtown Lafayette, commute access, and top rated Lafayette schools.

Thoughtfully designed and beautifully appointed with high quality amenities and fine detailing throughout, this spacious home features high vaulted and coffered ceilings, hardwood floors, French doors, palladium windows, and an ideal floor plan. Large center isle kitchen, eating area and family room with glass doors open to the outdoor living areas.

Gracious living and formal dining rooms, handsome paneled study and guest powder area, two staircases. Luxurious master bedroom and four bedrooms, three baths upstairs. One bedroom, one and one half baths on the main level. Spectacular landscaped grounds with a magnificent mature oak, lovely patios, wisteria shaded trellis, lawns, pool & spa, play areas, and a charming guest cottage.

\*per Public Records

### EXTRAORDINARY GATED ESTATE IN PREMIUM HAPPY VALLEY LOCATION

### 4038 Happy Valley Road

A RARE OPPORTUNITY 2.16 ACRES\*  
EXQUISITE PRIVATE SETTING STYLISH CUSTOM HOME  
MAGNIFICENT VIEWS OF TREES, HILLS, NATURAL LANDSCAPE  
SPECTACULAR GROUNDS LEVEL YARD

POOL, SPA IN RESORT SETTING  
3 BD 2 OFFICES 2.5 BA 3127 Sq Ft\* 4 CAR GARAGES

*Offered at \$2,695,000*

