

2295 Westbridge Lane, Pleasanton, CA, 94566, United States



Image not found or type unknown

Property Value	\$7,400 per 1 Year Lease
Type	House
Parking	3 cars
Year Built	2012
Living Area	3,440 sq.ft.
Bedrooms	4
Bathrooms	3 full & 1 half

## Description

Exquisite and graceful, this gorgeous custom home is handcrafted for modern living. With 4 bedrooms, 3 ½ baths, sitting room/parlor, fabulous open kitchen and "great room" combination, 3 car garage, luxurious master suite with jetted tub and separate shower, and a large private .46 acre lot with covered patio, and sweeping views of the golf course and rolling hills!

Designer finishes and touches throughout, including gleaming wide-plank hardwood floors, custom plantation shutters and draperies, beam ceilings, designer fixtures, and granite & marble baths.

The gorgeous state-of-the-art kitchen features slab granite, professional stainless appliances, huge center island with breakfast bar, butler's pantry, and utility desk.

This exquisite home offers the best of both worlds... a quiet, pastoral setting on the golf course, with easy access to I-680, schools, and downtown Pleasanton! Welcome home.

A 12-month lease is required. 1 small pet with an extra \$1000 deposit. Non-smoking. No Co-signers, Tenants pay utilities (PG&E, Water, and Garbage) Owner pays the gardener. The Full Security Deposit, Via Cashier Check Due Within 24 Hours of Application Approval. The property will be vacant and ready to show on 3/25/22. A minimum credit score of 750 is required.

EVIDENCE OF RENTER'S INSURANCE MUST BE PROVIDED PRIOR TO MOVE-IN.

The qualification is the following:

Rent \$7400 (Non-negotiable)

Deposit \$11,100.00 (Non-negotiable)

One small pet under 20lbs only with an extra \$1000 (per pet) increase deposit - (non-negotiable)

The credit score must be 750 or more. (Non-negotiable)

Income requires a 3.1 ratio

No smoking

Tenant pays PG&E

The owner will keep the following in their names and bill back tenant (Garbage & Water/Sewer)

Owner pays Gardener & Pest control

Tenant must take over ADT

Fridge and Wine Fridge Included

Tenant will need to supply washer and dryer

The tenant can not use the outdoor firepit (due to Pleasanton Fire Hazard)

1 & 2 -year lease Available

Family Room TV stays

Small backyard lounge chairs stay - Will not be repaired, nor replaced

Rental Insurance is Required prior to move-in  
No Cosigners accepted  
No corporation rental accepted

Special note: Tenant to be aware/cautious of golfers playing outside the back fence. At times the golf balls may enter the property. The tenant must try their best to record (taking picture of the golf cart number) and report to golf course management promptly in case there is damage to the property made by a golf ball. The property owner has planted tall trees in the backyard to block golf balls. No major damage (such as broken windows) has occurred during the ~8year period we live in the house. The property owner must not be held liable for any bodily injury that ever occurs to the tenants and their guests as a result of errant golf balls entering the property. It is the tenant's sole discretion to watch out for any protentional risk.

\$30/adult non-refundable application fee and ALL adults residing in the property must apply applications are processed in 2-3 business days from the date we receive a completed application. A driver's license and proof of income are required. We will not accept other applications/credit reports.

