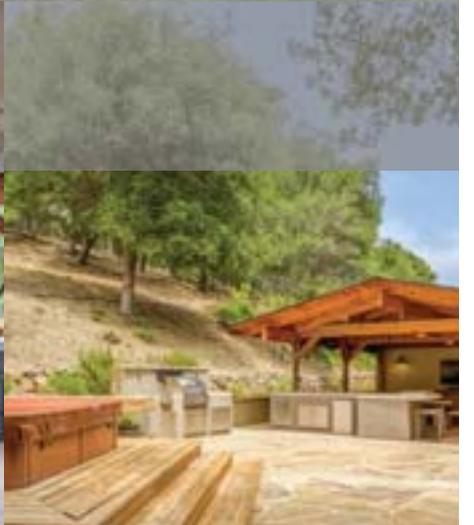
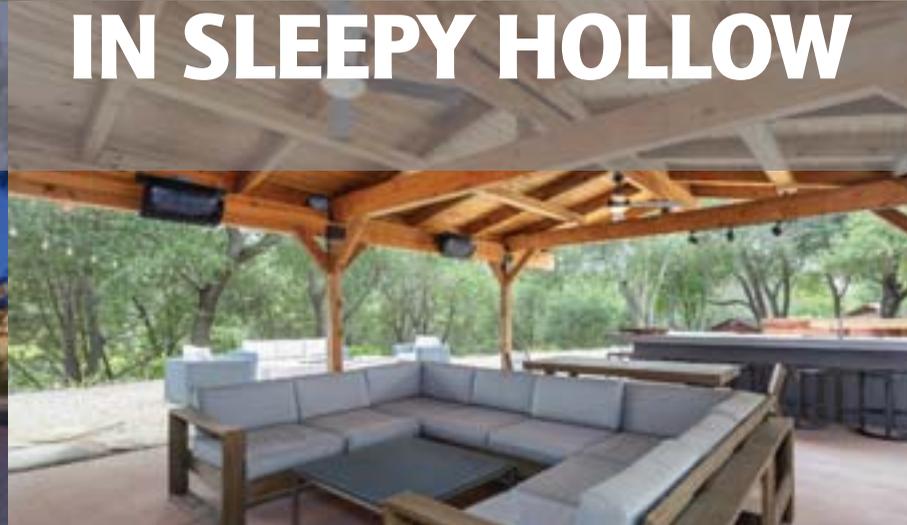




Sweetness IN SLEEPY HOLLOW



15 Ichabod Lane, Orinda

This single level home on a premium level 1.32-acre lot was completely remodeled and expanded in 2006 and has it all! This expansive lot includes a fabulous sports court, hot tub, chicken coop, deck, level grass and more! Inside, enter into a lovely living room that opens to the dining and kitchen and wraps around a centered fireplace to the family room offering both connection and slight separation to common spaces, the best of both worlds! All this steps away from Sleepy Hollow elementary school, and moments to downtown, fwy & BART make 15 Ichabod a fabulous place to call home!

Listed at \$2,745,000 | Open Sat / Sun 1-4 | 15ichabodlane.com

4 <i>Bed</i>	3 <i>Bath</i>	1.32 <i>Acre</i>
±2,518 <i>Sq ft</i>	1 <i>Jacuzzi</i>	100% <i>Location!</i>

Ideal inside / outside entertaining!

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