

**Pete, Zack & Andrea Torrey,**  
"YOUR HOME TEAM ADVANTAGE",

**Proudly present, 2313 Buena Vista Ave, Walnut Creek**



## COUNTRY CHARM, WITH CITY CONVENIENCE!

Not a Short Sale or REO/Bank Owned...for just **\$399,950!!**

- \* Charming 2 br/1 bth cottage
- \* 901 sq feet per appraiser
- \* Large 9000 sq ft lot w/ endless possibilities
- \* Gleaming hardwood floors
- \* Kitchen with breakfast nook overlooking backyard
- \* Spacious bathroom
- \* Updated painting & trim details
- \* Lots of natural light
- \* Convenient whole house fan
- \* Back patio great for entertaining
- \* Desirable location- walking distance to Downtown WC shopping, BART & Elementary Schools
- \* Close to Bus Stop
- \* Award winning schools in Acalanes & Walnut Creek School District: Buena Vista Elementary, Walnut Creek Intermediate & Las Lomas High
- \* Perfect for first time buyer or Investor
- \* Inside Laundry



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(all information deemed reliable but not guaranteed)

