



# 10 LONDON LANE

Rodeo, CA 94572



APN -357-140-058 Lot 4



2031 sq ft



3



2.5



2



*Ria Cotton-Landry*

#THEFABRICOFREALESTATE

ria@cotton-realty.com

510.385.0409

www.Cotton-Realty.com

I am the Broker-Owner of Cotton Realty, a virtual brokerage focusing on economic development and real estate sales. Cotton Realty agents are spread throughout neighboring California counties to strategically meet client goals as a collective organization. My career in real estate started in 2004, supporting loan origination, appraisal and underwriting. As a Realtor and Real Estate Broker, I represent residential and commercial buyers, sellers, and work as a project manager for independent builders in new construction.



## EXCLUSIVE PROPERTY FOR SALE

This can be your new home.

Come visit this luxury home built on a private road. Functionality is combined with aesthetic at London Lane Estates, an intimate collection of two-story homes perfectly nestled in Rodeo California neighboring the city of Hercules.

OFFERED  
AT **\$ 849,000**

## PROPERTY HIGHLIGHT

 **3**  **2.5**  **2**

**BUILDING TYPE** Two story, Detached

**LOT AREA** 4850 SQFT

**YEAR BUILT** 2022

**BUILDING AREA** 2031 SQFT

**PARKING** ATTACHED 2 CAR GARAGE

**PREPPED FOR:** Solar & EV Charge Station

**CEILINGS** 10 FT high ceilings

# LONDON LANE



# LIVING ROOM

- ✓ Gas Fireplace
- ✓ Luxury "SPC" waterproof, wood embossed Vinyl Plank Flooring
- ✓ Smart Home Technology- CAT5 wiring

## CONVERSATION SPACE





✓ Stainless Steel Appliances

✓ Microcrystalline Stone Counters

✓ Wine Fridge

✓ Modern Pantry Wall Cabinet

✓ Six (6) Burner Convection Gas Range

✓ Pendant & Recessed Lighting Combo

ENERGY-EFFICIENT LED RECESSED LIGHTING

# KITCHEN/DINING



# BATHROOM & LAUNDRY



- ✓ Tile Flooring
- ✓ Microcrystalline Stone Countertops
- ✓ WaterSense Certified toilets
- ✓ Laundry Room with sink & storage cabinets
- ✓ Energy-efficient tankless water heater
- ✓ Free Standing Soaking Tub in Primary



# BEDROOMS

- ✓ Plush Carpeted Bedrooms
- ✓ Spacious Closets
- ✓ Bedrooms on Second Level
- ✓ High Ceilings
- ✓ Artistic Asymmetrical Windows



- ✓ **Exterior Stucco & Fiber Cement Lap**  
Fiber cement siding has several benefits since it is resistant to termites, does not rot, is impact resistant, and has fireproof properties. [1]
- ✓ **GAF Timberline HDZ Tile Roofing**  
These shingles are constructed with multiple layers of asphalt and integrated with proprietary technologies. ~ Withstand winds up to 130mph  
Highest fire safety rating ~Stain-guard protection against algae [2]
- ✓ **Post-tension Concrete Foundation**  
When the foundation/concrete has sufficiently hardened/cured, the plastic-sheathing is stretched/elongated. Stretching or elongating the post-tensioned cables applies significant force to the concrete system, lifting the slab into a compressed state, which reduces the negative effects from tensile forces (cracking).. [3]
- ✓ **Dual Zone Central Heat & Air**  
A multi-zone systems includes several thermostats, temperature sensors and dampers. This setup allows you to keep different areas in your home at different temperatures.
- ✓ **50 AMP ELECTRIC CIRCUIT FOR CAR CHARGER**  
Most Plug-in Hybrid Electric Vehicles (PHEVs) can accept 16-32 amps, while most electric vehicles can accept 32 - 48+ amps. All else equal, the more amperage flowing into the vehicle, the faster the charge time. [4]
- ✓ **2x6 Framing at Plumbing Walls**  
A 2x6 is 2-inches thicker or wider than the 2x4, offering greater strength and more space for insulation, plumbing, soundproofing, and HVAC ductwork. It is commonly viewed as an upgrade in construction as the lumber is more costly.[5]
- ✓ **Egress Windows /Sprinklers / Firebells**  
An egress window, sprinkler system and firebell, is a great way to make your home safe and comfortable and an excellent way to add instant value to your home.

References: 1) <https://www.youtube.com/watch?v=2mMeN4ZeZGk>

2) <https://heritageroofingaz.com/learn/gaf-shingle-colors/>

3) <https://www.cesinspect.com/post-tensioned-foundation/>

4) <https://www.lectrium.io/blog/how-much-power-do-homeowners-need-for-their-ev-charger>

5) <https://plasticinehouse.com/2x4-vs-2x6/#:~:text=A%202%C3%974%20is,R%2Dvalues%20and%20construction%20costs.>



510-385-0409



1901 Harrison St Suite 1100  
Oakland CA 94612



ria@cotton-realty.com



www.Cotton-Realty.com



*Ria Cotton-Landry*

DRE #01989725

#TheFabricOfRealEstate

# HOMES @ London Lane



APN -357-140-058 Lot 4 4850 SQ FT

10 London Lane,  
Rodeo CA 94572

3 2.5 2 2031 SQ FT

Garage is an additional 424 SQ FT

List Price \$849,000

Scan QR Code for  
Individual Brochure  
LondonLaneEstates.com



APN -357-140-059 Lot 5 4850 SQ FT

20 London Lane,  
Rodeo CA 94572

3 2.5 2 2155 SQ FT

Secondary Suite:

1 1 535 SQ FT

Garage is an additional 417 SQ FT

List Price \$998,000

Scan QR Code for  
Individual Brochure  
LondonLaneEstates.com



APN -357-140-060 Lot 6 4850 SQ FT

30 London Lane,  
Rodeo CA 94572

3 2.5 2 2443 SQ FT

Secondary Suite:

1 1 553 SQ FT

Garage is an additional 418 SQ FT

Pending

Scan QR Code for  
Individual Brochure  
LondonLaneEstates.com

