

WELCOME HOME



\$ 1,100,000



7564 Astaire Way, Roseville, CA 95747

- » Beds: 5 | Baths: 4 Full, 1 Half
- » MLS #: 226015857
- » Single Family | 4,253 ft² | Lot: 7,945 ft²
- » Guest Suite w/ Private Entrance, Kitchenette & Separate Garage: 1 Bed/1 Bath | Approx. 700 sq ft
- » Over \$220k in Upgrades and Updates
- » More Info: [Astaire.IsForSale.com](https://www.Astaire.IsForSale.com)



Jim Betley
(916) 343-1618
jim@thebetleygroup.com
<https://www.thebetleygroup.com/>



THE BETLEY GROUP

GUIDE Real Estate
1960 Blue Oaks Blvd. #189
Roseville, CA 95747
(916) 343-1618



Live the ultimate lifestyle in this show stopping West Park home featuring over \$220k in upgrades, a Next Gen guest suite, a resort style backyard with a sparkling pool, spa, and outdoor kitchen, a spacious loft, a 3-car split garage, boat trailer access, and a prime location near bike trails, parks, and sought after RCSD schools. Charming curb appeal with a Spanish style elevation with stonework, low maintenance landscaping, steps to a covered porch, keyless entry, camera doorbell, and boat trailer access with a swing gate and a 30v amp. Gorgeous millwork including crown molding and doorway casings, new Luxury Vinyl Plank flooring (including the stairs), recessed lighting, and 5 ¼" baseboards throughout. Impressive entryway with high ceilings and a beautiful wrought iron staircase. Popular great room with a gathering area with a gas fireplace, built-ins, a ceiling fan, and double sliding glass doors to the backyard that let in natural light. Host dinner parties in the large dining area with a beautiful chandelier. Entertainer's kitchen with a massive island with counter seating, pendant lighting, quartz countertops, decorative subway tile backsplash, ample white cabinetry with decorative hardware and roll-outs, stainless steel appliances (including a double oven and

