



# 820 ACEQUIA MADRE



2 Bedroom • 2.5 Bath • 2,500 SF • \$2,400,000 • MLS# 202101287





## LIVING & DINING

⇨ Soaring Ceilings ⇨ Open Kitchen ⇨ Soft Contemporary Style



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**O**n the Acequia - This newly renovated adobe construction 2 bedroom 2.5 bath Doug Atwill designed home in the heart of the coveted Historic Eastside has been reimagined by a noted interior designer with a soft-contemporary palette. Light and bright with soaring ceilings, beautiful vigas, divided light windows throughout and painted brick floors. Enter through a stately foyer with skylights and french doors leading to a wisteria-covered portal with hand-laid porphyry stone. A spacious living room also accesses the garden with a custom steel pergola, stone fountain and kiva fireplace. An open-concept kitchen features custom white oak cabinetry, La Cornue range along with a glass front Sub Zero refrigerator, Waterworks fixtures and a vintage French glass-front cupboard. A cozy dining and seating area with kiva fireplace and Art TV complete this space. Two private bedrooms with fully renovated ensuite bathrooms and custom wood shutters. The sumptuous primary suite has a fireplace, sitting area, custom closet, and a spa-like bath with a Waterworks soaking tub, Toto toilet and glass-enclosed Chateau Domingue plaster shower. The second bedroom features custom white oak bookshelves and offers multi-flex space as a studio/office. Custom lighting and doors/hardware throughout, updated mechanical including radiant heating/cooling, tankless water heater, filtered water, landscaping, and sprinkler/drip system. All just a block away from Canyon Road galleries and restaurants.

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## B E D R O O M S

↻ Spa-Like Primary Bath ↻ Custom Lighting ↻ Custom Bookshelves





# DETAILS

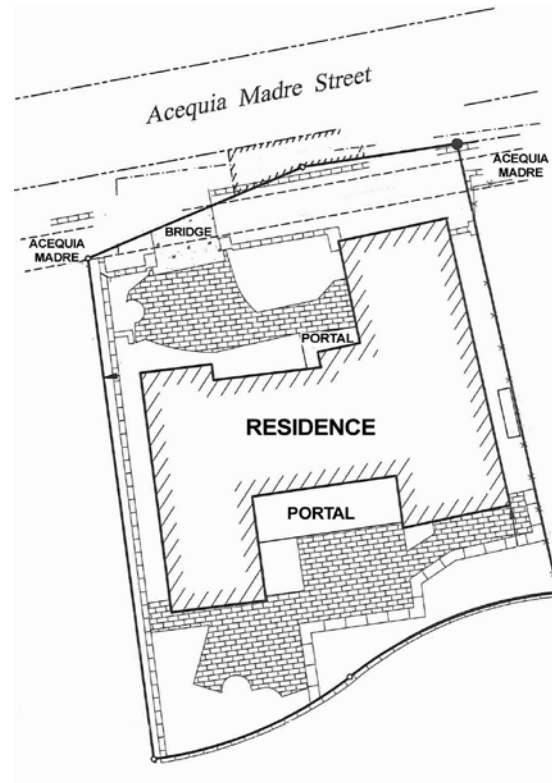
- 2 Bedrooms
- Baths: 1 Full, 1 Three Quarter, 1 Half
- 2500 SF
- 0.160 Acre
- Brick Floors
- Adobe and possibly other materials, Frame, Stucco Construction \*
- Flat, Modified Bitumen Roof
- 2 Off Street Parking Spaces
- 4 Fireplaces
- Gas Cooking
- Radiant In Floor Heating
- Radiant Cooling
- City Sewer
- City Water
- Internet: Cable
- Insulated Windows
- Landscaped
- Tankless Hot Water
- Drip/Sprinkler System

\*Buyer to Verify



*Above floor plan provided by iGuide and may not be entirely accurate.*

*Plat depiction is for illustration purposes and may not be entirely accurate.*



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