

**676 Breezy Way NE**  
**Features List**  
**MLS #826698**

- Single story – 3 bedroom/2 bath
- Built in 2006, 1,236 SqFt
- Located in a quiet, desirable neighborhood
- Easy commuter access to major roads
- Close proximity to schools, shopping, and parks
- Covered front patio in front with charming swing
- Vaulted ceilings in main living areas
- New gas fireplace in the living area
- Luxury vinyl plank flooring throughout main living areas
- Updated light fixtures throughout the home
- Dedicated laundry room with washer & dryer (optional inclusions)
- Primary suite with walk-in closet, new toilet, vanity, and lighting
- Blackout curtains installed in bedrooms for comfort
- Full hall bathroom with luxury vinyl plank floor, updated vanity, and backsplash
- Sellers installed stainless-steel appliances (gas range, dishwasher, built-in microwave, and refrigerator)
- Painted kitchen cabinets with updated hardware
- Large island with power outlets for extra convenience
- New deep sink with brushed nickel fixtures
- Attached 2-car garage with built-in storage
- Sprinkler system controller (Orbit brand) less than a year old
- Gas forced-air heating system (80% efficiency) with central A/C
- Newer gas hot water heater
- New retaining wall extending the yard space
- Fresh pavers added for a beautiful outdoor aesthetic
- Reseeded lawn in the front, back, and side yards
- Gravel installed on both side yards for low maintenance
- Newly landscaped fireplace pavers
- Garden beds boxes and shed
- Fully fenced yard for privacy and security
- Concrete patio out back for outdoor relaxation
- New underground sprinkler system (front, back, and side yards)
- Mature fig tree in the backyard

**Schools**

Meadow Ridge Elementary

Timber Ridge School

South Albany High School