



1381 Champagne Way, Atwater, CA 95301

Welcome to 1381 Champagne Way in the quaint but mighty town of Atwater! This charming home is located in the very desirable neighborhood known as Fruitland Estates where families easily become established long-term neighbors. You will appreciate the short drive to Atwater High School and the Elmer Wood Elementary School district is a top choice for most local families. It will be easy to live comfortably in almost 2,500 square feet of living area with 4 bedroom and 2 ½ baths. For summer fun, you'll have a fenced-in pool and inground spa, and spacious lawn area all situated on a huge 15,000 square foot lot. There's the added bonus of paid-for solar panels. You will also love the quality of construction in this home along with beautiful vaulted beamed ceilings in the family room, a separate living room, an indoor laundry room, and a nice country kitchen.



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