

Client Summary Report - Residential

Listings as of 08/07/2018 at 4:47PM

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ST: Active 08/06/18	1541 Tonopah Pl, Modesto, CA 95358-1063	Listing Price \$390,000
MLS#: 18053786 01MMNA01	Service Level: E Cross Street: Cassandra Way	Map: VRP: N



Pending Date: _____ **DOM:** 1
SP%LP: _____ **CDOM:** 1
Selling Price/SqFt: _____
Financing: _____
REO: No **Short Sale:** _____ **HUD No** **Auction:** No

[Additional Pictures \(26\)](#)

[Map](#)

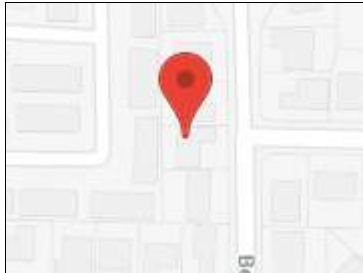
[Mortgage Calculator](#)

Beds (Possible): 4	Downstairs Bdrm: Yes	Area: 20100	Subtype: 1 House on Lot
Baths (FH): 3 (3 0)	Downstairs Full Bath: Yes	County: Stanislaus	CC&RS: Yes Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 2141 Assessor/Auto-Fill		APN: 081-020-030-000	HOA: No
Price/SqFt: \$182.16		Subdivision:	HOA Dues Include:
Year Built: 1988		EL: Modesto City	
Acres: 0.1719		JR: Modesto City	
Lot SqFt (Apprx): 7488		SR: Modesto City	

Property Description: Beautiful two story home with 3-car garage, 4bedroom and 3 full baths. Their is a bedroom and full restroom downstairs. This home also features high ceilings, custom kitchen and a swimming Pool. The corner lot is one of the biggest lots in the neighborhood. Don't Miss out on this one! There are too many upgrades to list, a true must see!

Directions to Property: Rosemore Ave to Cassandra Way to Tonopah Pl

ST: Active Rel. Clause 08/03/18	3421 Bellevue Dr, Modesto, CA 95350	Listing Price \$329,900
MLS#: 18050163 01ZAGA01	Service Level: E Cross Street: MONTCLAIR DR	Map: VRP: N



Pending Date: _____ **DOM:** 13
SP%LP: _____ **CDOM:** 13
Selling Price/SqFt: _____
Financing: _____
REO: No **Short Sale:** _____ **HUD No** **Auction:** No

[Additional Pictures \(26\)](#)

[Map](#)

[Mortgage Calculator](#)

Beds (Possible): 3	Downstairs Bdrm:	Area: 20101	Subtype: 1 House on Lot
Baths (FH): 2 (2 0)	Downstairs Full Bath:	County: Stanislaus	CC&RS: Yes Bonds/Asmts/Taxes: Yes
SqFt Pri Res (Apprx): 1558 Assessor/Auto-Fill		APN: 054-010-004-000	HOA: No
Price/SqFt: \$211.75		Subdivision:	HOA Dues Include:
Year Built: 1972		EL: Modesto City	
Acres: 0.1584		JR: Modesto City	
Lot SqFt (Apprx): 6900		SR: Modesto City	

Property Description: Adorable, updated home seamlessly flows from room to room and provides abundant natural light throughout. Galley kitchen offers granite counter tops, stainless steel Kitchen Aid 6 top burner and large double oven for ease of everyday function. Updated bathrooms with granite, glass backsplash and brushed nickel finishes. This home has a newly re landscaped front yard, sparkling pool and ample outdoor areas for entertaining. This is a must see this home!

Directions to Property: From Tully travel west on Montclair Dr and north on Bellevue Dr From Carver travel east on Montclair Dr and north on Bellevue dr Home is south of Standiford Ave North of W. Rumble Tully Manor



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Client Summary Report - Residential

Listings as of 08/07/2018 at 4:47PM

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ST: Active 08/02/18	3728 Marigold Lane, Modesto, CA 95356	Listing Price \$342,000
MLS#: 18052985 01TFGP	Service Level: L Cross Street: Union	Map: VRP: N



[Additional Pictures \(24\)](#)



[Map](#)

[Mortgage Calculator](#)

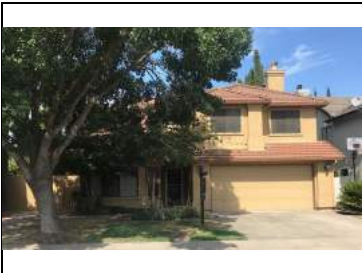
Pending Date: DOM: 5
SP%LP: CDOM: 68
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** **HUD No** **Auction:** No

Beds (Possible): 3	Downstairs Bdrm:	Area: 20101	Subtype: 1 House on Lot
Baths (FH): 2 (2 0)	Downstairs Full Bath:	County: Stanislaus	CC&RS: No Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 1438 Assessor/Agt-Fill		APN: 055-022-021-000	HOA: No
Price/SqFt: \$237.83		Subdivision:	HOA Dues Include:
Year Built: 1969		EL: Sylvan Union	
Acres: 0.1653		JR: Sylvan Union	
Lot SqFt (Apprx): 7200		SR: Modesto City	

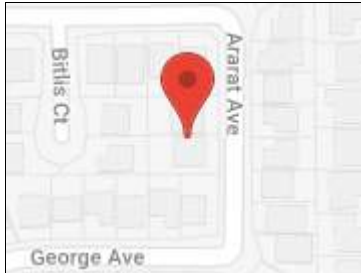
Property Description: Welcome to 3728 Marigold Lane. This is a charming 3 bedroom 2 bath home in the desirable and established Greenwood Estates neighborhood of Modesto. Home has a separate family room and a very sunny and bright dining area. Back yard has a great pool, gazebo and covered patio. Home has an option to keep leased solar or owner will take when sold. Home is in great condition and shows very well. Please come take a look and this one as it won't last long!

Directions to Property: Union to Marigold

ST: Active 07/19/18	3817 Ararat Ave, Modesto, CA 95356-3201	Listing Price \$374,500
MLS#: 18049413 01CMBB	Service Level: E Cross Street: Gagos	Map: VRP: N



[Additional Pictures \(33\)](#)



[Map](#)

[Mortgage Calculator](#)

Pending Date: DOM: 19
SP%LP: CDOM: 19
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** **HUD No** **Auction:** No

Beds (Possible): 3	Downstairs Bdrm: No	Area: 20101	Subtype: 1 House on Lot
Baths (FH): 3 (3 0)	Downstairs Full Bath: No	County: Stanislaus	CC&RS: No Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 2117 Assessor/Auto-Fill		APN: 076-066-041-000	HOA: No
Price/SqFt: \$176.90		Subdivision:	HOA Dues Include:
Year Built: 1989		EL: Modesto City	
Acres: 0.1500		JR: Modesto City	
Lot SqFt (Apprx): 6534		SR: Modesto City	

Property Description: Welcome to the Vintage Faire Village community. This spacious home features 3 bedrooms inc Master Suite with fireplace, 3 baths & RV Parking. Among the many features to list: laminate flooring, granite countertops, new appliances, tile roof, newly painted kitchen cabinets. The inside is amazing. But the private backyard... Enjoy the large pool and spa year around. Hot summer nights and cool evenings enjoy the water feature and gold fish pond. Mature trees surround. 2 min from Hwy 99. Amazing

Directions to Property: Right on Vintage off of Sisk. Left on Gagos. Right on George. Left on Ararat. Left hand side of street.



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Client Summary Report - Residential

Listings as of 08/07/2018 at 4:47PM

Page: 3

ST: Active 03/09/18	1910 Geneva Dr, Modesto, CA 95350-2824	Listing Price \$395,000
MLS#: 18014397 01ROGG	Service Level: E Cross Street: Tully & Ronald	Map: VRP: N



Pending Date: DOM: 142
SP%LP: CDOM: 142
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** **HUD No** **Auction:** No

[Additional Pictures \(35\)](#)

[Map](#)

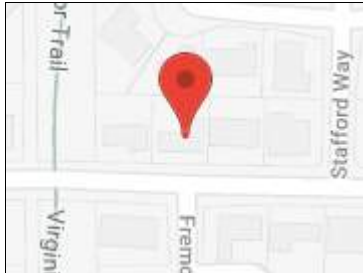
[Mortgage Calculator](#)

Beds (Possible): 4	Downstairs Bdrm: Yes	Area: 20101	Subtype: 1 House on Lot
Baths (FH): 3 (3 0)	Downstairs Full Bath: Yes	County: Stanislaus	CC&RS: No Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 2713 Assessor/Auto-Fill		APN: 060-007-045-000	HOA: No
Price/SqFt: \$145.60		Subdivision: Gregory Gardens	HOA Dues Include:
Year Built: 1959		EL: Modesto City	
Acres: 0.1644		JR: Modesto City	
Lot SqFt (Apprx): 7161		SR: Modesto City	

Property Description: Like having TWO houses for the price of ONE! Downstairs is its own house with master suite. Upstairs has separate living area, 2nd master suite (could split into two bedrooms) with attached luxury bathroom. Wet bar area could easily convert to a second small kitchen upstairs. Backyard has gorgeous pool with waterfall and rock features, stamped concrete patio and shed. This home would be perfect for multi-generational families, your adult kids, your elderly parent(s), or just rent the upstairs!

Directions to Property: From Briggsmore, north onto Tully Rd. 1st L @ Ronald Ave, then 8th R @ Geneva Dr. Property on right hand side.

ST: Active 08/01/18	709 Leveland Ln, Modesto, CA 95350	Listing Price \$399,000
MLS#: 18052473 01RMXM01	Service Level: E Cross Street: McHenry	Map: VRP: N



Pending Date: DOM: 6
SP%LP: CDOM: 83
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** **HUD No** **Auction:** No

[Additional Pictures \(21\)](#)

[Map](#)

[Mortgage Calculator](#)

Beds (Possible): 3	Downstairs Bdrm:	Area: 20101	Subtype: 1 House on Lot
Baths (FH): 2 (2 0)	Downstairs Full Bath:	County: Stanislaus	CC&RS: Yes Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 1928 Assessor/Auto-Fill		APN: 059-037-024-000	HOA: No
Price/SqFt: \$206.95		Subdivision:	HOA Dues Include:
Year Built: 1972		EL: Modesto City	
Acres: 0.2097		JR: Modesto City	
Lot SqFt (Apprx): 9135		SR: Modesto City	

Property Description: Beautiful Home! Great Neighborhood! 3 Bedroom/ 2 Bath. All new kitchen with new appliances, cabinets, and granite counter-tops. Large family room with cozy fireplace. All new bathrooms with new tile showers, vanities, and flooring. New dual pane windows. Fresh paint inside and out. Large lot w/pool and RV parking! This house is ready for summer fun!

Directions to Property: McHenry to Leveland.



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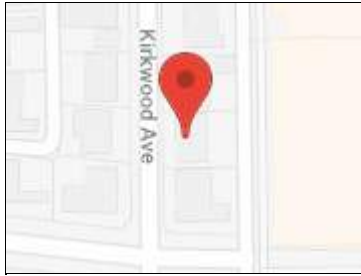
Listings as of 08/07/2018 at 4:47PM

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ST: Active 06/05/18	2406 Kirkwood Ave, Modesto, CA 95350-2282	Listing Price \$425,000	
MLS#: 18037059 01RMXM01	Service Level: E Cross Street: Northgate Drive	Map: ATLS 311 C-1	VRP: N



[Additional Pictures \(29\)](#)



[Map](#)

[Mortgage Calculator](#)

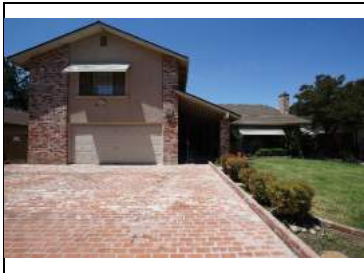
Pending Date: _____ **DOM:** 63
SP%LP: _____ **CDOM:** 63
Selling Price/SqFt: _____
Financing: _____
REO: No **Short Sale:** _____ **HUD No** **Auction:** No

Beds (Possible): 3	Downstairs Bdrm:	Area: 20101	Subtype: 1 House on Lot
Baths (FH): 3 (2 1)	Downstairs Full Bath:	County: Stanislaus	CC&RS: Yes Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 2193 Assessor/Auto-Fill		APN: 059-005-023-000	HOA: No
Price/SqFt: \$193.80		Subdivision:	HOA Dues Include:
Year Built: 1964		EL: Modesto City	
Acres: 0.2295		JR: Modesto City	
Lot SqFt (Apprx): 9997		SR: Modesto City	

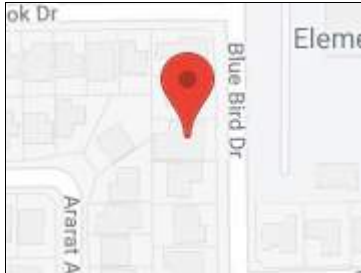
Property Description: Well maintained home in desirable Northgate area, close to everything. One story, large lot with alley access, pool. Nice improvements inside, reroofed, shows pride of ownership.

Directions to Property: McHenry Avenue West on Bowen, right on Sherwood Avenue, right on Northgate Drive, left on Kirkwood Avenue. Property on your right.

ST: Active 06/18/18	3909 Blue Bird, Modesto, CA 95356	Listing Price \$439,950	
MLS#: 18040889 01GGPM01	Service Level: E Cross Street: Setrok	Map:	VRP: N



[Additional Pictures \(19\)](#)



[Map](#)

[Mortgage Calculator](#)

Pending Date: _____ **DOM:** 50
SP%LP: _____ **CDOM:** 50
Selling Price/SqFt: _____
Financing: _____
REO: No **Short Sale:** _____ **HUD No** **Auction:** No

Beds (Possible): 5 (6)	Downstairs Bdrm: Yes	Area: 20101	Subtype: 1 House on Lot
Baths (FH): 3 (3 0)	Downstairs Full Bath: Yes	County: Stanislaus	CC&RS: No Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 3098 Assessor/Agt-Fill		APN: 076-017-002	HOA: No
Price/SqFt: \$142.01		Subdivision:	HOA Dues Include:
Year Built: 1984		EL: Modesto City	
Acres: 0.1515		JR: Modesto City	
Lot SqFt (Apprx): 6600		SR: Modesto City	

Property Description: Spacious 5 bedroom 3 bathroom home with possible 6th bedroom! 4 downstairs bedrooms. 1 bedroom/bathroom is wheelchair accessible attached to bathroom with hand rails. Formal living room with fireplace. Master bedroom with sitting area. 2 Large bonus rooms/ game rooms upstairs. Both have closets to make possible 6 bedrooms. Easy maintenance backyard with built-in pool and spa. Enclosed patio room. Gourmet kitchen with 2 ovens. Easy freeway access close to Costco, Mall, Shopping

Directions to Property: From Pelendale head south on Blue Bird.



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Client Summary Report - Residential

Listings as of 08/07/2018 at 4:47PM

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ST: Active 07/25/18	1725 Carousel Dr, Modesto, CA 95356-8782	Listing Price \$449,900
MLS#: 18050606 01RMXM01	Service Level: E Cross Street: Front St.	Map: VRP: N



Pending Date: DOM: 13
SP%LP: CDOM: 13
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** **HUD No** **Auction:** No

[Additional Pictures \(36\)](#) [Virtual Tour](#) [Map](#) [Mortgage Calculator](#)

Beds (Possible): 3 (4) Downstairs Bdrm: No	Area: 20101	Subtype: 1 House on Lot
Baths (FH): 3 (2 1) Downstairs Full Bath: No	County: Stanislaus	CC&RS: Yes Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 1987 Assessor/Auto-Fill	APN: 046-016-007-000	HOA: No
Price/SqFt: \$226.42	Subdivision: Rose Hollow	HOA Dues Include:
Year Built: 2000	EL: Modesto City	
Acres: 0.1569	JR: Modesto City	
Lot SqFt (Apprx): 6835	SR: Modesto City	

Property Description: This one has all the bells and whistles! This meticulously maintained home welcomes you with a custom walkway/driveway and water fountain. Features include: Loft or possible 4th bd, tile and laminate flooring thru-out, plantation shutters, whole house fan, intercom, surround sound, water softener, vinyl fencing, cabinets in finished garage, outdoor shower, tool shed and recently painted exterior. Master room extends a balcony overlooking the fabulous backyard and solar-heated built-in pool.

Directions to Property: From Pelandale Ave., Turn RIGHT onto CARVER RD., Turn RIGHT onto CAROUSEL DR.

ST: Active 08/01/18	3900 Vintage Cove, Modesto, CA 95356	Listing Price \$450,000
MLS#: 18052516 01RMXM01	Service Level: E Cross Street: SNYDER	Map: VRP: N



Pending Date: DOM: 6
SP%LP: CDOM: 6
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** **HUD No** **Auction:** No

[Additional Pictures \(31\)](#) [Map](#) [Mortgage Calculator](#)

Beds (Possible): 4 Downstairs Bdrm: Yes	Area: 20101	Subtype: 1 House on Lot
Baths (FH): 3 (3 0) Downstairs Full Bath: Yes	County: Stanislaus	CC&RS: No Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 2191 Assessor/Auto-Fill	APN: 076-018-077-000	HOA: No
Price/SqFt: \$205.39	Subdivision:	HOA Dues Include:
Year Built: 1989	EL: Stanislaus Union	
Acres: 0.2500	JR: Stanislaus Union	
Lot SqFt (Apprx): 10890	SR: Modesto City	

Property Description: Welcome to 3900 Vintage Cove, this 4 bedroom, 3 bath home features 2191 square feet with plenty of room inside and out. One bedroom plus bath and a bonus loft upstairs is perfect for company or a large family. The backyard is an Oasis with a refreshing pool, built in BBQ and lush landscaping for those perfect hot summer nights.

Directions to Property: Snyder past dale South on Vintage Cove.



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Client Summary Report - Residential

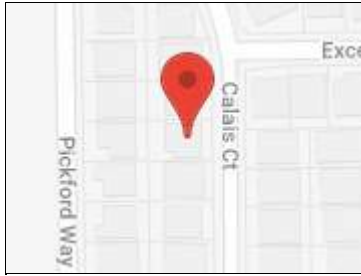
Listings as of 08/07/2018 at 4:47PM

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ST: Active 06/06/18	4025 Calais Ct, Modesto, CA 95356-9348	Listing Price \$474,500
MLS#: 18037666 01TFGP	Service Level: E Cross Street: excelsior way	VRP: N



[Additional Pictures \(36\)](#)



[Map](#)

[Mortgage Calculator](#)

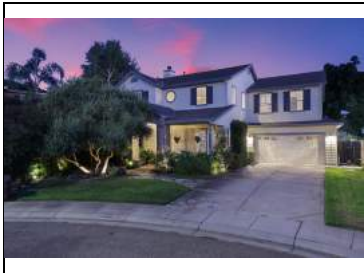
Pending Date: DOM: 62
SP%LP: CDOM: 62
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** HUD No **Auction:** No

Beds (Possible): 5	Downstairs Bdrm: Yes	Area: 20101	Subtype: 1 House on Lot
Baths (FH): 3 (3 0)	Downstairs Full Bath: Yes	County: Stanislaus	CC&RS: Yes Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 3117 Assessor/Auto-Fill		APN: 078-058-012-000	HOA: No
Price/SqFt: \$152.23		Subdivision:	HOA Dues Include:
Year Built: 2001		EL: Stanislaus Union	
Acres: 0.1423		JR: Stanislaus Union	
Lot SqFt (Apprx): 6199		SR: Modesto City	

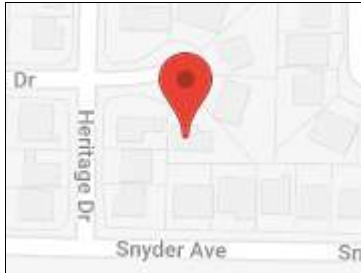
Property Description: Welcome home!! This Fantastic 3,117 sqft 5 beds 3 bath home has it all! huge kitchen, sparkling pool with water fall, 3 car garage, perfect for entertaining. Located in a great family neighborhood, close to schools, shopping, restaurants and easy access to the freeway! Brand NEW carpet through out the home!!!! Move in READY!!!

Directions to Property: Snyder Ave to Thornhill Way left on Excelsior Way left on Calais Ct

ST: Active 07/27/18	1804 Generations Ct, Modesto, CA 95356-8752	Listing Price \$489,000
MLS#: 18050698 01ZAGA06	Service Level: E Cross Street: HERITAGE	VRP: N



[Additional Pictures \(36\)](#) [Virtual Tour](#)



[Map](#)

[Mortgage Calculator](#)

Pending Date: DOM: 11
SP%LP: CDOM: 11
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** HUD No **Auction:** No

Beds (Possible): 4 (5)	Downstairs Bdrm: Yes	Area: 20101	Subtype: 1 House on Lot
Baths (FH): 3 (3 0)	Downstairs Full Bath: Yes	County: Stanislaus	CC&RS: Yes Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 2456 Seller		APN: 046-015-040	HOA: No
Price/SqFt: \$199.10		Subdivision: ROSE HOLLOW	HOA Dues Include:
Year Built: 2000		EL: Modesto City	
Acres: 0.1728		JR: Modesto City	
Lot SqFt (Apprx): 7528		SR: Modesto City	

Property Description: Incredible upgrades thru out, 4 spacious bedrooms all upstairs, office down, 2456sq.ft., decorator paints, laminate wood floor, incredible master suite, gourmet kitchen with gas range/oven, large laundry with built in desk, fabulous yard, fenced pool and spa, waterfall, fire pit, television, amazing for entertaining and watching sports poolside. Very private and large yard, tandem 3 car garage with work bench and lots of cabinets. Move in condition. Near mall, 99 and Kaiser. Nice cul-de-sac.

Directions to Property: HERITAGE TO GENERATIONS CT



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Client Summary Report - Residential

Listings as of 08/07/2018 at 4:47PM

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ST: Active 07/05/18	500 Cottonwood, Modesto, CA 95356	Listing Price \$499,900
MLS#: 18045536 01CMPM	Service Level: E Cross Street: Marigold	Map: VRP: N



[Additional Pictures \(10\)](#)



[Map](#)

[Mortgage Calculator](#)

Pending Date: **DOM:** 33
SP%LP: **CDOM:** 33
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** **HUD No** **Auction:** No

Beds (Possible): 3	Downstairs Bdrm:	Area: 20101	Subtype: 1 House on Lot
Baths (FH): 3 (2 1)	Downstairs Full Bath:	County: Stanislaus	CC&RS: No Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 2347 Assessor/Auto-Fill		APN: 055-035-082-000	HOA: No
Price/SqFt: \$213.00		Subdivision:	HOA Dues Include:
Year Built: 1979		EL: Sylvan Union	
Acres: 0.1377		JR: Sylvan Union	
Lot SqFt (Apprx): 5998		SR: Modesto City	

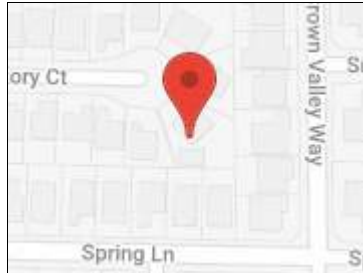
Property Description: This is truly a spectacular home in Bloomfield Estates. In addition to the open floor plan, the stunning hardwood floors and cozy sitting area give this house plenty of charm. The neutral color palate, plenty of natural light from both the many windows and skylights are a few of the features which will draw you in. The lush backyard is showcased from the main living area, with a recently renovated pool and spa. This house has been meticulously maintained and is a great place to entertain!

Directions to Property: From Standiford head north on McHenry. Left on W. Union, Right on Marigold, property is on the corner of Marigold and Cottonwood.

ST: Active 06/06/18	2004 Hickory Ct, Modesto, CA 95356-8739	Listing Price \$499,950
MLS#: 18037523 01RMXM01	Service Level: E Cross Street: Hazelnut	Map: VRP: N



[Additional Pictures \(25\)](#)



[Map](#)

[Mortgage Calculator](#)

Pending Date: **DOM:** 62
SP%LP: **CDOM:** 62
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** **HUD No** **Auction:** No

Beds (Possible): 5	Downstairs Bdrm: No	Area: 20101	Subtype: 1 House on Lot
Baths (FH): 3 (3 0)	Downstairs Full Bath: Yes	County: Stanislaus	CC&RS: Yes Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 3255 Assessor/Agt-Fill		APN: 046-013-021-000	HOA: No
Price/SqFt: \$153.59		Subdivision:	HOA Dues Include:
Year Built: 1999		EL: Stanislaus Union	
Acres: 0.2525		JR: Modesto City	
Lot SqFt (Apprx): 10999		SR: Modesto City	

Property Description: This property will simply amaze you. 5 large bedrooms, 2.5 baths in main house. All bedrooms upstairs and spacious living and family rooms plus 1/2 bath down. A quarter acre lot with sparkling built in pool, 2479 sq ft main home plus 776 sq ft guest home/art studio, plus large detached workshop This is simply a 10!!!

Directions to Property: Bangs to Almond Valley to Amaretto to Hazlenut turn left to Hickory and turn left. At end of Cul de Sac.



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Client Summary Report - Residential

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ST: Active 07/24/18	3917 Crocus Dr, Modesto, CA 95356-1326	Listing Price \$499,999
MLS#: 18050374 01TFGP	Service Level: E Cross Street: W. Union St.	Map: VRP: N



Pending Date: **DOM:** 14
SP%LP: **CDOM:** 14
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** **HUD No** **Auction:** No

[Additional Pictures \(32\)](#)

[Map](#)

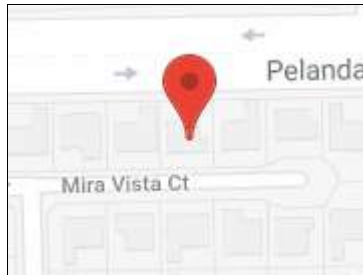
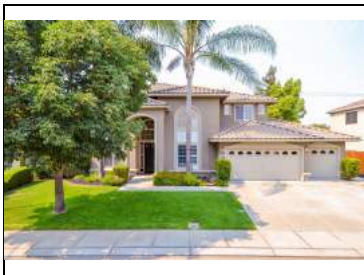
[Mortgage Calculator](#)

Beds (Possible): 3	Downstairs Bdrm: No	Area: 20101	Subtype: 1 House on Lot
Baths (FH): 3 (2 1)	Downstairs Full Bath: No	County: Stanislaus	CC&RS: No Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 2298 Assessor/Auto-Fill		APN: 055-036-010-000	HOA: No
Price/SqFt: \$217.58		Subdivision:	HOA Dues Include:
Year Built: 1977		EL: Sylvan Union	
Acres: 0.2300		JR: Sylvan Union	
Lot SqFt (Apprx): 10019		SR: Modesto City	

Property Description: Enjoy this charming tudor style home nestled within bloomfield estates. Amazing location! This home is an entertainers dream with large backyard, pool, spa & built in grill! There are imported hardwood floors, granite countertops, and energy efficient features and windows. This home is meticulously maintained and has amazing pride of ownership.

Directions to Property: mchenry to w. union to crocus

ST: Active 08/04/18	2513 Mira Vista Ct, Modesto, CA 95356-8748	Listing Price \$515,000
MLS#: 18053595 01DIRY	Service Level: E Cross Street: Tierra Lago	Map: ATLS 305 C-6 VRP: N



Pending Date: **DOM:** 3
SP%LP: **CDOM:** 3
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** **HUD No** **Auction:** No

[Additional Pictures \(36\)](#)

[Virtual Tour](#)

[Map](#)

[Mortgage Calculator](#)

Beds (Possible): 4	Downstairs Bdrm: Yes	Area: 20101	Subtype: 1 House on Lot
Baths (FH): 3 (3 0)	Downstairs Full Bath: Yes	County: Stanislaus	CC&RS: Yes Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 2706 Assessor/Auto-Fill		APN: 078-053-053-000	HOA: No
Price/SqFt: \$190.32		Subdivision: Bella Tuscany	HOA Dues Include:
Year Built: 1999		EL: Modesto City	
Acres: 0.1991		JR: Modesto City	
Lot SqFt (Apprx): 8673		SR: Modesto City	

Property Description: Your next STAY-cation- Sought after Milano 2 story. Open formal living & dining rooms. Bright kitchen has upgraded stainless appliances with gourmet style gas range & breakfast bar/nook. Family room w/stone veneer fireplace over look a spacious backyard Swimming Pool, patio & lawn area. Downstairs bedroom w/full bath. Grand staircase leads you to the open loft area or possible 5th bedroom. Master suite features a walk in closet, stall shower, sunken tub & double sinks. Great cul-de-sac location

Directions to Property: Snyder Ave (East of Dale) to Tierra Lago Dr to Mira Vista Ct



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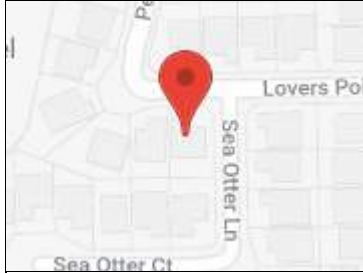


Client Summary Report - Residential

Listings as of 08/07/2018 at 4:47PM

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ST: Active 07/09/18	2316 Lovers Point Ln, Modesto, CA 95356-9210	Listing Price \$549,950	
MLS#: 18046298 01WEEK	Service Level: E Cross Street: Peninsula	Map: ATLS 305 D-6	VRP: N



Pending Date: DOM: 29
SP%LP: CDOM: 29
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** **HUD No** **Auction:** No

[Additional Pictures \(36\)](#)
 [Virtual Tour](#)
 [Map](#)
 [Mortgage Calculator](#)

Beds (Possible): 5	Downstairs Bdrm: Yes	Area: 20101	Subtype: 1 House on Lot
Baths (FH): 4 (4 0)	Downstairs Full Bath: Yes	County: Stanislaus	CC&RS: Yes Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 2964	Assessor/Auto-Fill	APN: 078-064-058-000	HOA: No
Price/SqFt: \$185.54		Subdivision: Monterey Bay	HOA Dues Include:
Year Built: 2003		EL: Stanislaus Union	
Acres: 0.1757		JR: Stanislaus Union	
Lot SqFt (Apprx): 7653		SR: Modesto City	

Property Description: PRICE IMPROVEMENT! SUPER-MOTIVATED SELLER! FULLY PAID-FOR SOLAR!! ALMOST 3,000 SQUARE FEET PLUS GORGEOUS POOL! 5 bdrms, with 2 downstairs, one with ensuite, 4 full baths, hardwood and tile flooring, eat-in kitchen with Corian countertops, stainless appliances, separate living and dining rooms, 2 fireplaces, blt-in entertainment centers and hutch, huge Master Suite with sitting room, and a sparkling pool with refreshing waterfalls, all on a corner lot, close to Kaiser, easy freeway acces

Directions to Property: Bangs to Peninsula to Lovers Point or Lighthouse to Lovers Point.

ST: Active 05/11/18	1817 Ville Franche Way, Modesto, CA 95356-8942	Listing Price \$665,000	
MLS#: 18029965 01ZAGA06	Service Level: E Cross Street: VERSAILLES DRIVE	Map: ATLS 247 E-6	VRP: N



Pending Date: DOM: 70
SP%LP: CDOM: 70
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** **HUD No** **Auction:** No

[Additional Pictures \(32\)](#)
 [Map](#)
 [Mortgage Calculator](#)

Beds (Possible): 4	Downstairs Bdrm: Yes	Area: 20101	Subtype: 1 House on Lot
Baths (FH): 3 (3 0)	Downstairs Full Bath: Yes	County: Stanislaus	CC&RS: Yes Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 3819	Assessor/Agt-Fill	APN: 046-021-072	HOA: Yes \$94 Monthly
Price/SqFt: \$174.13		Subdivision: CHATEAU PROVENCE	HOA Dues Include: Assn Mgmt, Common Areas, Road
Year Built: 2003		EL: Modesto City	
Acres: 0.1600		JR: Modesto City	
Lot SqFt (Apprx): 6968		SR: Modesto City	

Property Description: This is a beautiful home in the prestigious Chateau Provence, gated community. This home has so many beautiful upgrades, too many to list. Master suite has fireplace, sitting area and very large closet addition. There is a bedroom and full bathroom downstairs. Juliet Staircase. The back yard is beautifully landscaped with pebble tech sport swimming pool, perfect for entertaining and summer parties. Upstairs has a very large media room upstairs.

Directions to Property: FROM DALE GO EAST ON BANGS. TURN RIGHT ON VERSAILLES AND PROCEED THRU GATE. TURN RIGHT ON VILLE FRANCHE WAY, HOME IS ON RIGHT.



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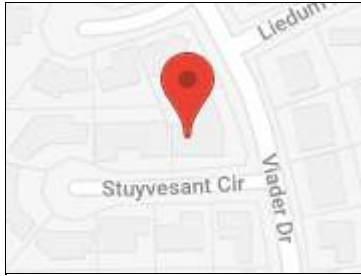


Client Summary Report - Residential

Listings as of 08/07/2018 at 4:47PM

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ST: Active 06/08/18	2701 Stuyvesant Cir, Modesto, CA 95356-0337	Listing Price \$777,000
MLS#: 18038617 01ECKR02	Service Level: E Cross Street: Viader	Map: ATLS 305 C-7 VRP: N



Pending Date: DOM: 60
SP%LP: CDOM: 60
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** HUD No **Auction:** No

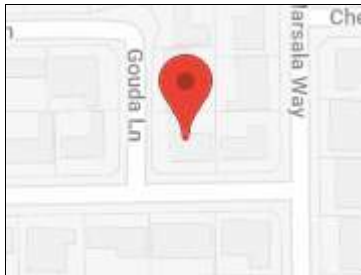
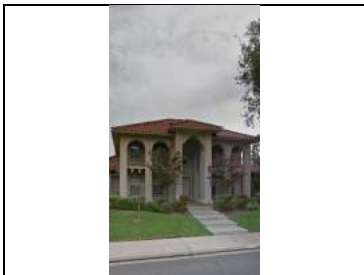
[Additional Pictures \(36\)](#) [Virtual Tour](#) [Map](#) [Mortgage Calculator](#)

Beds (Possible): 3	Downstairs Bdorm:	Area: 20101	Subtype: 1 House on Lot
Baths (FH): 3 (2 1)	Downstairs Full Bath:	County: Stanislaus	CC&RS: Yes Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 3447	Assessor/Auto-Fill	APN: 076-011-031-000	HOA: No
Price/SqFt: \$225.41		Subdivision: Dutchollow No. 1	HOA Dues Include:
Year Built: 1980		EL: Stanislaus Union	
Acres: 0.2700		JR: Sylvan Union	
Lot SqFt (Apprx): 11761		SR: Modesto City	

Property Description: Absolutely stunning showplace and entertainer's heaven! Highly desirable Original Dutchollow #1 location. Gourmet kitchen with granite counter tops, wet bar, wine frig, double ovens and all SS appliances. Sunken Roman style tub in Master Suite. Shower stalls with multiple shower heads. Enclosed solarium/workout room not included in the listed SF. Pebble tech pool with spa, remote lighting and multiple waterfalls! 3 car garage with possible drive thru. Too much to list! See attachments for more!

Directions to Property: Dale Road to Snyder or Veneman. East on either to Viader. From Veneman, go left on Viader. House is on the corner of Viader and Stuyvesant. From Snyder, go right on Viader.

ST: Active Short Cont. 07/26/18	2505 Konynenburg Ln, Modesto, CA 95356-0457	Listing Price \$850,000
MLS#: 18016716 01DAVB	Service Level: L Cross Street: Marsala	Map: VRP: N





Pending Date: DOM: 140
SP%LP: CDOM: 140
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** Yes HUD No **Auction:** No

[Additional Pictures \(1\)](#) [Map](#) [Mortgage Calculator](#)

Beds (Possible): 5	Downstairs Bdorm: Yes	Area: 20101	Subtype: 1 House on Lot
Baths (FH): 3 (3 0)	Downstairs Full Bath: Yes	County: Stanislaus	CC&RS: Yes Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 2926	Assessor/Auto-Fill	APN: 076-012-012-000	HOA: No
Price/SqFt: \$290.50		Subdivision:	HOA Dues Include:
Year Built: 1984		EL: Modesto City	
Acres: 0.1928		JR: Modesto City	
Lot SqFt (Apprx): 8398		SR: Modesto City	

Property Description:

Directions to Property: From Snyder, right on Marsala, left on Konynenburg.

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Client Summary Report - Residential

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ST: Active 07/13/18	3316 Printemps Dr, Modesto, CA 95356-9312	Listing Price \$1,199,000
MLS#: 18047809 01RMXM01	Service Level: E Cross Street: Pelandale & Dale	Map: VRP: N



[Additional Pictures \(25\)](#)



[Map](#)

[Mortgage Calculator](#)

Pending Date: **DOM:** 25
SP%LP: **CDOM:** 25
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** **HUD No** **Auction:** No

Beds (Possible): 4 (5) Downstairs Bdrm:	Area: 20101	Subtype: 1 House on Lot
Baths (FH): 4 (3 1) Downstairs Full Bath:	County: Stanislaus	CC&RS: Yes Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 4486 Assessor/Auto-Fill	APN: 078-037-025-000	HOA: Yes \$200 Monthly
Price/SqFt: \$267.28	Subdivision:	HOA Dues Include: Assn Mgmt, Common Areas
Year Built: 2003	EL: Stanislaus Union	
Acres: 0.6012	JR: Stanislaus Union	
Lot SqFt (Apprx): 26188	SR: Modesto City	

Property Description: Welcome to Fleur de Ville. Front to Back to The Top, Just Fabulous! Beautiful Elevation & Stunning Soaring Ceilings Are Just The Beginning. Recently Remodeled! Huge Chef's Kitchen Featuring Chiseled Granite & Beautiful Cherry Stained Cabinets. Large Living and Formal Dining For The Family and Corporate Occasions. And For Your Family, Spacious Family Room and Bedrooms. And Now for You, Gigantic Master Bedroom and Bath plus Sauna, That Spells Relaxation! Plus The Pool and Spa for More Fun!

Directions to Property: 99 freeway - East on Pelandale, Left on Dale

ST: Active 06/30/18	1612 Dorset Ln, Modesto, CA 95355	Listing Price \$290,000
MLS#: 18044336 01ATLP03	Service Level: E Cross Street: Keller	Map: VRP: N



[Additional Pictures \(3\)](#)



[Map](#)

[Mortgage Calculator](#)

Pending Date: **DOM:** 38
SP%LP: **CDOM:** 38
Selling Price/SqFt:
Financing:
REO: Yes **Short Sale:** **HUD** Yes **Auction:** No

Beds (Possible): 3 Downstairs Bdrm:	Area: 20102	Subtype: 1 House on Lot
Baths (FH): 2 (2 0) Downstairs Full Bath:	County: Stanislaus	CC&RS: Yes Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 1361 Assessor/Auto-Fill	APN: 065-002-038-000	HOA: No
Price/SqFt: \$213.08	Subdivision: Coffee Terrace 03	HOA Dues Include:
Year Built: 1973	EL: Sylvan Union	
Acres: 0.1377	JR: Modesto City	
Lot SqFt (Apprx): 5998	SR: Modesto City	

Property Description: 3 bd. 2 ba. home in established neighborhood. PLEASE INFORM BUYERS SUBMITTING AN OFFER THAT THE SELLER WILL NOT BE TURNING UTILITIES ON FOR ANY REASON, INCLUDING INSPECTIONS.

Directions to Property: FLOYD AVENUE TO KELLER TO DORSET LANE.



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Client Summary Report - Residential

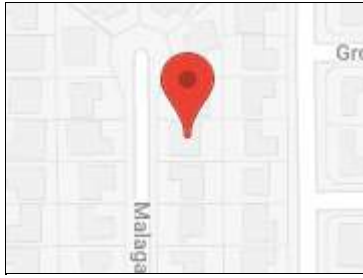
Listings as of 08/07/2018 at 4:47PM

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ST: Active 08/02/18	2816 Malaga Way, Modesto, CA 95355	Listing Price \$299,000	
MLS#: 18053118 01ECKR01	Service Level: L Cross Street: Falmouth Way	Map:	VRP: N



[Additional Pictures \(8\)](#)



[Map](#)

[Mortgage Calculator](#)

Pending Date: DOM: 5
SP%LP: CDOM: 5
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** **HUD No** **Auction:** No

Beds (Possible): 3	Downstairs Bdrm:	Area: 20102	Subtype: 1 House on Lot
Baths (FH): 2 (2 0)	Downstairs Full Bath:	County: Stanislaus	CC&RS: No Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 1298 Assessor/Auto-Fill		APN: 065-018-005-000	HOA: No
Price/SqFt: \$230.35		Subdivision:	HOA Dues Include:
Year Built: 1976		EL: Sylvan Union	
Acres: 0.1500		JR: Sylvan Union	
Lot SqFt (Apprx): 6534		SR: Modesto City	

Property Description: Home is located in close proximity to parks and schools. Kitchen has been recently remodeled. Home has built in pool ready for the hot summer. Come view this home as it will go fast.

Directions to Property: In between Coffee Rd and Floyd

ST: Active 03/31/18	1724 Fairington Ln, Modesto, CA 95355-1544	Listing Price \$299,900	
MLS#: 18019328 01SWRE01	Service Level: E Cross Street: Keller	Map:	VRP: N



[Additional Pictures \(12\)](#)



[Map](#)

[Mortgage Calculator](#)

Pending Date: DOM: 123
SP%LP: CDOM: 123
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** **HUD No** **Auction:** No

Beds (Possible): 3	Downstairs Bdrm:	Area: 20102	Subtype: 1 House on Lot
Baths (FH): 2 (2 0)	Downstairs Full Bath:	County: Stanislaus	CC&RS: No Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 1759 Assessor/Auto-Fill		APN: 065-009-023-000	HOA: No
Price/SqFt: \$170.49		Subdivision:	HOA Dues Include:
Year Built: 1973		EL: Sylvan Union	
Acres: 0.1600		JR: Modesto City	
Lot SqFt (Apprx): 6970		SR: Modesto City	

Property Description: 3 bedroom 2 bath starter home. Cosmetic fixer. Great for a handyman.

Directions to Property: Keller to Fairington



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Client Summary Report - Residential

Listings as of 08/07/2018 at 4:47PM

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ST: Active 07/26/18	3709 Dix Ln, Modesto, CA 95356	Listing Price \$360,000
MLS#: 18051571 01CTLO	Service Level: E Cross Street: East Union	Map: VRP: N



[Additional Pictures \(36\)](#)



[Map](#)

[Mortgage Calculator](#)

Pending Date: **DOM:** 12
SP%LP: **CDOM:** 12
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** **HUD No** **Auction:** No

Beds (Possible): 3	Downstairs Bdrm:	Area: 20102	Subtype: 1 House on Lot
Baths (FH): 2 (2 0)	Downstairs Full Bath:	County: Stanislaus	CC&RS: Yes Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 1632 Assessor/Auto-Fill		APN: 052-031-058-000	HOA: No
Price/SqFt: \$220.59		Subdivision: McHenry Estates	HOA Dues Include:
Year Built: 1977		EL: Sylvan Union	
Acres: 0.1992		JR: Sylvan Union	
Lot SqFt (Apprx): 8677		SR: Modesto City	

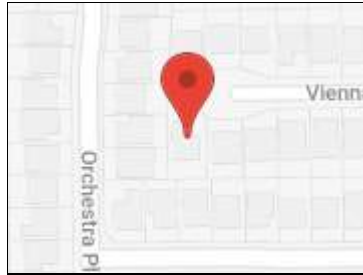
Property Description: A distinctive find on a corner lot on a quiet, tree-lined street. Discover the charms of this single-story. 3 bedrooms, 2 baths. Family gatherings are a pleasure when you have this newer kitchen with granite counter tops, pantry, breakfast bar, and beverage fridge. Great airy open floorplan. Gather friends to watch the evening sky poolside, or just enjoy solitude on your own covered deck. Delight in a life of living under the flourishing flowery fruit trees. Cozy fireplace.

Directions to Property: Dragoon Park to E Union, left on Dix Lane. Property on right side

ST: Active 07/24/18	2500 Vienna Ct, Modesto, CA 95355-9660	Listing Price \$390,000
MLS#: 18050595 01RMXM01	Service Level: E Cross Street: Aria	Map: VRP: N



[Additional Pictures \(34\)](#) [Virtual Tour](#)



[Map](#)

[Mortgage Calculator](#)

Pending Date: **DOM:** 15
SP%LP: **CDOM:** 15
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** **HUD No** **Auction:** No

Beds (Possible): 3 (4)	Downstairs Bdrm:	Area: 20102	Subtype: 1 House on Lot
Baths (FH): 2 (2 0)	Downstairs Full Bath:	County: Stanislaus	CC&RS: Yes Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 1635 Assessor/Auto-Fill		APN: 077-046-058-000	HOA: No
Price/SqFt: \$238.53		Subdivision: Symphony Park	HOA Dues Include:
Year Built: 1999		EL: Sylvan Union	
Acres: 0.1607		JR: Sylvan Union	
Lot SqFt (Apprx): 7000		SR: Modesto City	

Property Description: Welcome to 2500 Vienna Ct! This comfortable home features 3bd, 2 ba & den that could be a 4th bdrm all w/ 1635sf of living space. Home features a great room w/ a cozy fire place, kitchen & dining combo w/ center island, granite counters & lrg pantry. 2 generous size bedrooms, master suite w/ access to the back yard, a lrg den/office with a closet & indoor laundry room. The back yard is your own little paradise. B/I pool & spa w/ solar heat, outdoor kitchen & gas fire pit for those chilly nights.

Directions to Property: East Sylvan Ave, right on Aria, right on Vienna Ct. Home at the end of Cul De Sac.



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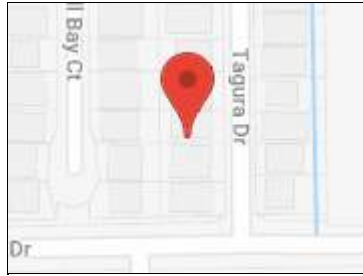


Client Summary Report - Residential

Listings as of 08/07/2018 at 4:47PM

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ST: Active 07/25/18	3009 Tagura Dr, Modesto, CA 95355-7920	Listing Price \$399,990
MLS#: 18050733 01ZAGA01	Service Level: L Cross Street: KODIAK	Map: VRP: N



Pending Date: **DOM:** 13
SP%LP: **CDOM:** 13
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** **HUD No** **Auction:** No

[Additional Pictures \(27\)](#)

[Map](#)

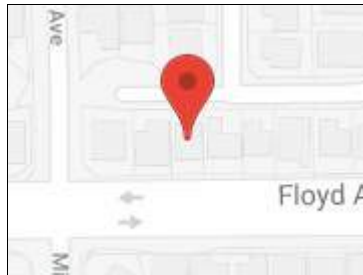
[Mortgage Calculator](#)

Beds (Possible): 4	Downstairs Bdrm:	Area: 20102	Subtype: 1 House on Lot
Baths (FH): 3 (3 0)	Downstairs Full Bath:	County: Stanislaus	CC&RS: Yes Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 2080 Assessor/Agt-Fill		APN: 077-056-026	HOA: No
Price/SqFt: \$192.30		Subdivision:	HOA Dues Include:
Year Built: 2005		EL: Sylvan Union	
Acres: 0.1150		JR: Sylvan Union	
Lot SqFt (Apprx): 5009		SR: Modesto City	

Property Description: Meritage built single story home in Village 1. The home has 4 bedrooms and 3 full baths. This home has tumbled tile floors in the entry, kitchen and all three bathrooms. The kitchen has granite slab counters, pendant lighting, pantry, and gas cook top. The master bedroom has walk-in closet, double vanity, and separate tub and shower with tile surround. The backyard is very low maintenance with all weather covered patio and small swimming pool with waterfall. Walk to shopping and schools.

Directions to Property: Roselle to Kodiak west to Tagura

ST: Active 05/17/18	3408 Glencrest Ct, Modesto, CA 95355-8426	Listing Price \$422,500
MLS#: 18032025 01TFGP	Service Level: R Cross Street: Sagemill	Map: VRP: N



Pending Date: **DOM:** 82
SP%LP: **CDOM:** 82
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** **HUD No** **Auction:** No

[Additional Pictures \(18\)](#)

[Map](#)

[Mortgage Calculator](#)

Beds (Possible): 4	Downstairs Bdrm: Yes	Area: 20102	Subtype: 1 House on Lot
Baths (FH): 3 (3 0)	Downstairs Full Bath: Yes	County: Stanislaus	CC&RS: No Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 2535 Assessor/Auto-Fill		APN: 085-014-019-000	HOA: No
Price/SqFt: \$166.67		Subdivision:	HOA Dues Include:
Year Built: 1999		EL: Sylvan Union	
Acres: 0.1148		JR: Sylvan Union	
Lot SqFt (Apprx): 5001		SR: Modesto City	

Property Description: Lovely two story home in North East Modesto. Open floor plan with lofted ceilings features living room with formal dining area and a convenient downstairs bedroom. Large upstairs loft provides a great spot for game area or retreat. Separate family room connects with beautifully remodeled kitchen with island and granite countertops which sets up great for entertaining. Backyard has a gorgeous pool with waterfall and entertaining area. Lots of custom features throughout

Directions to Property: Go East on Floyd Ave. Turn left on Millbrook Ave., then right on Greengate Dr., right on Sagemill Dr. to Glencrest Ct.



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Client Summary Report - Residential

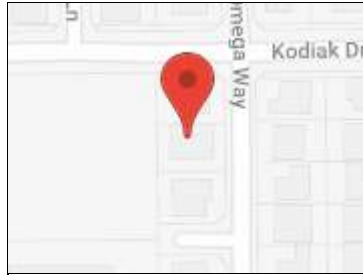
Listings as of 08/07/2018 at 4:47PM

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ST: Active 03/19/18	2909 Omega Way, Modesto, CA 95355-7868	Listing Price \$435,000
MLS#: 18016249 01MMNA08	Service Level: E Cross Street: Kodiak	Map: VRP: N



[Additional Pictures \(35\)](#)



[Map](#)

[Mortgage Calculator](#)

Pending Date: DOM: 141
SP%LP: CDOM: 141
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** **HUD No** **Auction:** No

Beds (Possible): 4 (5) Downstairs Bdrm:	Area: 20102	Subtype: 1 House on Lot
Baths (FH): 3 (3 0) Downstairs Full Bath:	County: Stanislaus	CC&RS: Yes Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 2750 Seller	APN: 085-044-052-000	HOA: No
Price/SqFt: \$158.18	Subdivision:	HOA Dues Include:
Year Built: 2003	EL: Sylvan Union	
Acres: 0.1770	JR: Sylvan Union	
Lot SqFt (Apprx): 7710	SR: Modesto City	

Property Description: Wow! Everything you are looking for: Single Story,check. Swimming pool,check. 4 Bedrooms,check. 3 Full Bathrooms,check. Office/ possible 5th bedroom,check. Formal Living Room and Dining Room,check. Spacious Kitchen,check. RV Parking,check. Master Bathroom with large soaking tub,check. Mini Master Suite for your guests,check. Spacious Master Suite with sliding door out to the built-in spa,check. 2750 square feet,check. Sylvan School District,check. Check, check & checked!

Directions to Property: Roselle then East on Kodiak and South on Omega, home is on your right

ST: Active 06/21/18	921 Sylvan Meadows, Modesto, CA 95356-2052	Listing Price \$444,000
MLS#: 18043690 01TFGP	Service Level: E Cross Street: Coffee Rd.	Map: VRP: N



[Additional Pictures \(31\)](#)



[Map](#)

[Mortgage Calculator](#)

Pending Date: DOM: 47
SP%LP: CDOM: 47
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** **HUD No** **Auction:** No

Beds (Possible): 4 Downstairs Bdrm: Yes	Area: 20102	Subtype: 1 House on Lot
Baths (FH): 3 (2 1) Downstairs Full Bath: Yes	County: Stanislaus	CC&RS: Yes Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 2634 Assessor/Auto-Fill	APN: 052-056-041-000	HOA: No
Price/SqFt: \$168.56	Subdivision:	HOA Dues Include:
Year Built: 1979	EL: Modesto City	
Acres: 0.1770	JR: Modesto City	
Lot SqFt (Apprx): 7710	SR: Modesto City	

Property Description: Absolutely beautiful custom home with manicured yard and oversized garage. Landscaped front and back with built in pool/spa. Upgraded master bath. Solid Oak cabinets with pull out drawers in the kitchen and convection oven. Large laundry room. Wet Bar in family room. Unbelievable amount of storage space throughout home and garage. Unable to list all features...must see to appreciate!

Directions to Property: Coffee Rd, head west on Sylvan Meadows drive, home will be on the right.



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Client Summary Report - Residential

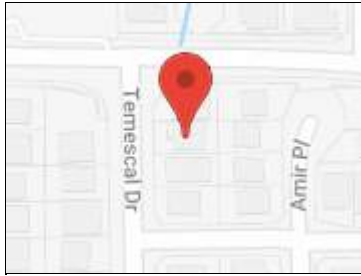
Listings as of 08/07/2018 at 4:47PM

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ST: Active 07/24/18	2908 Temescal Dr, Modesto, CA 95355-7895	Listing Price \$450,000
MLS#: 18050300 01KWBP08	Service Level: E Cross Street: Kodiak Dr.	Map: VRP: N



[Additional Pictures \(25\)](#)



[Map](#)

[Mortgage Calculator](#)

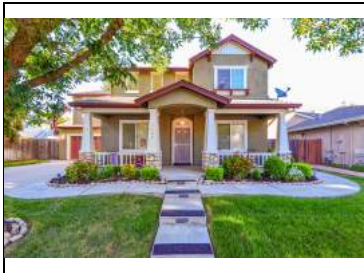
Pending Date: **DOM:** 14
SP%LP: **CDOM:** 14
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** **HUD No** **Auction:** No

Beds (Possible): 5	Downstairs Bdrm: No	Area: 20102	Subtype: 1 House on Lot
Baths (FH): 3 (2 1)	Downstairs Full Bath: No	County: Stanislaus	CC&RS: Yes Bonds/Asmts/Taxes: Yes
SqFt Pri Res (Apprx): 2976 Assessor/Auto-Fill		APN: 077-067-002-000	HOA: No
Price/SqFt: \$151.21		Subdivision: Village Ranch 02	HOA Dues Include:
Year Built: 2006		EL: Modesto City	
Acres: 0.1148		JR: Modesto City	
Lot SqFt (Apprx): 5001		SR: Modesto City	

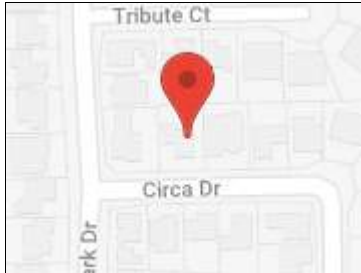
Property Description: Beautiful move-in ready 5bd./2.5 ba. home with built-in pool & spa in the desirable Village One subdivision. Home features: two large family & living room areas, spacious kitchen w/ granite island, stainless steel appliances & pantry closet, nice 18 in. tile flooring thru out downstairs, plantation shutters, recess lighting, laundry room w/ cabinets, 3-car tandem garage, tile roof, gorgeous low maintenance landscaping, and much more. Walking to highly rated schools, shopping center, & nice park.

Directions to Property: Floyd Ave. or Kodiak Dr. to Temescal Drive.

ST: Active 07/17/18	1505 Circa Dr, Modesto, CA 95357-0877	Listing Price \$450,000
MLS#: 18048561 01ASCV	Service Level: E Cross Street: Beyer Park Dr	Map: VRP: N



[Additional Pictures \(34\)](#) [Virtual Tour](#)



[Map](#)

[Mortgage Calculator](#)

Pending Date: **DOM:** 21
SP%LP: **CDOM:** 21
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** **HUD No** **Auction:** No

Beds (Possible): 4	Downstairs Bdrm: No	Area: 20102	Subtype: 1 House on Lot
Baths (FH): 3 (3 0)	Downstairs Full Bath: Yes	County: Stanislaus	CC&RS: Yes Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 2371 Assessor/Ag't-Fill		APN: 082-015-014	HOA: No
Price/SqFt: \$189.79		Subdivision:	HOA Dues Include:
Year Built: 2000		EL: Sylvan Union	
Acres: 0.1652		JR: Sylvan Union	
Lot SqFt (Apprx): 7198		SR: Modesto City	

Property Description: Move in ready! Open & spacious floor plan-4 bedrooms + den & 3 full bathrooms, separate family & living room, upgraded kitchen. Guest bedrooms are quite large (1 includes an extra-deep closet). Master bathroom has jacuzzi tub & master bedroom has large walk-in closet. Home sits on an extra wide lot with 10' on both sides of the home allowing for possible RV/Boat storage. The driveway is extra-long, the garage sets back further from street allowing for extra parking! All this & an in-ground pool!

Directions to Property: Coffee Rd to Mable Ave to Beyer Park Dr to Circa Dr



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Client Summary Report - Residential

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ST: Active 06/29/18	3417 Inverness Ct, Modesto, CA 95355-7850	Listing Price \$459,000	
MLS#: 18044202 01KWBP08	Service Level: E Cross Street: Millbrook Ave.	Map: ATLS 307 D-8	VRP: N



[Additional Pictures \(36\)](#)



[Map](#)

[Mortgage Calculator](#)

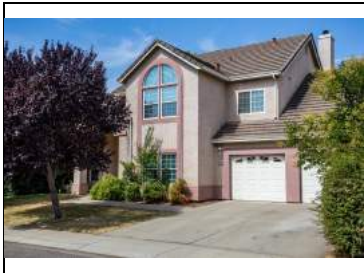
Pending Date: _____ **DOM:** 39
SP%LP: _____ **CDOM:** 39
Selling Price/SqFt: _____
Financing: _____
REO: No **Short Sale:** _____ **HUD No** **Auction:** No

Beds (Possible): 4 (7)	Downstairs Bdrm: Yes	Area: 20102	Subtype: 1 House on Lot
Baths (FH): 3 (3 0)	Downstairs Full Bath: Yes	County: Stanislaus	CC&RS: Yes Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 3074 Assessor/Auto-Fill		APN: 085-039-076-000	HOA: No
Price/SqFt: \$149.32		Subdivision: Atherton Place	HOA Dues Include: _____
Year Built: 2002		EL: Modesto City	
Acres: 0.1430		JR: Modesto City	
Lot SqFt (Apprx): 6229		SR: Modesto City	

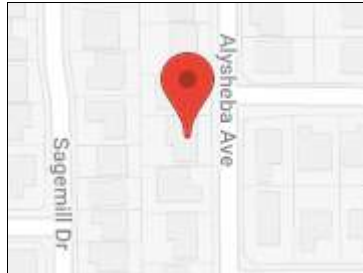
Property Description: Must see! Almost 3,100 SF 4BR/3BATH + 2 bonus lofts + Master BR retreat. This floor plan has potential for up to 7BR. 2 bedrooms, plus a FULL bath downstairs. Kitchen with island, upgraded stainless appliances- built-in double ovens, 5-burner gas cooktop, stainless vent hood, and dishwasher. Designer upgraded iron banisters at stairwell & balcony. Living room, family room, formal dining area, and upstairs laundry room. BUILT-IN POOL! Awesome neighborhood near parks & schools. Welcome Home!

Directions to Property: Sylvan Ave East >>> Millbrook Ave South >>> Inverness South. Property is near the end of the court on the left.

ST: Active 07/13/18	2713 Alysheba Ave, Modesto, CA 95355-8435	Listing Price \$469,900	
MLS#: 18047551 01DIRY	Service Level: E Cross Street: Kodiak Dr	Map: _____	VRP: N



[Additional Pictures \(18\)](#)



[Map](#)

[Mortgage Calculator](#)

Pending Date: _____ **DOM:** 25
SP%LP: _____ **CDOM:** 25
Selling Price/SqFt: _____
Financing: _____
REO: No **Short Sale:** _____ **HUD No** **Auction:** No

Beds (Possible): 5	Downstairs Bdrm: Yes	Area: 20102	Subtype: 1 House on Lot
Baths (FH): 3 (3 0)	Downstairs Full Bath: Yes	County: Stanislaus	CC&RS: Yes Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 3021 Assessor/Auto-Fill		APN: 085-018-001-000	HOA: No
Price/SqFt: \$155.54		Subdivision: _____	HOA Dues Include: _____
Year Built: 1999		EL: Sylvan Union	
Acres: 0.1944		JR: Sylvan Union	
Lot SqFt (Apprx): 8468		SR: Modesto City	

Property Description: Splash Into Summer! This massive 3,000+ Sq.Ft. home is in a prime location within the Sylvan School District. It features an open floorplan with 5 bedrooms, 3 full baths (2 bedrooms and bathroom downstairs), 2 gas fireplaces, laminate flooring, indoor laundry room, 2 car garage, tile roof, and much more. The extra large backyard is perfect for entertaining and has both ample yard area and a pool/spa/waterfall with solar heating. Tons of potential for sweat equity!

Directions to Property: From Roselle head east on Kodiak, right on Alysheba, home is on the right.



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Client Summary Report - Residential

Listings as of 08/07/2018 at 4:47PM

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ST: Active 07/21/18	3013 Degas Ln, Modesto, CA 95355	Listing Price \$479,000
MLS#: 18049880 18774	Service Level: E Cross Street: Matisse Ct	Map: VRP: N



Pending Date: **DOM:** 17
SP%LP: **CDOM:** 17
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** **HUD No** **Auction:** No

[Additional Pictures \(32\)](#)

[Map](#)

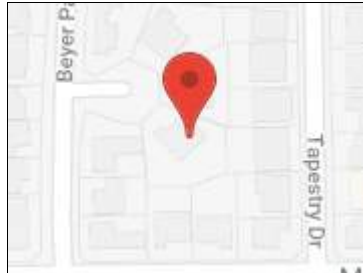
[Mortgage Calculator](#)

Beds (Possible): 5	Downstairs Bdrm: Yes	Area: 20102	Subtype: 1 House on Lot
Baths (FH): 3 (3 0)	Downstairs Full Bath: Yes	County: Stanislaus	CC&RS: Yes Bonds/Asmts/Taxes: Yes
SqFt Pri Res (Apprx): 3230 Assessor/Auto-Fill		APN: 085-034-062-000	HOA: No
Price/SqFt: \$148.30		Subdivision:	HOA Dues Include:
Year Built: 2002		EL: Modesto City	
Acres: 0.2172		JR: Modesto City	
Lot SqFt (Apprx): 9461		SR: Modesto City	

Property Description: Amazing home, Built in 2002 big home with 3230sq.ft, MASTER BEDROOM WITH GUEST FULL BATH DOWNSTAIRS, upstairs has 3BD 1BA, extar big bonus room, tile roof, large back yard with elegant pool, huge lot. Swimming pool is ready to use, just finished maintenance.

Directions to Property: Turn left onto Roselle Ave, turn right onto Da Vinci Ct, turn left onto Matisse Ln, turn left onto Degas Ln.

ST: Active 08/05/18	1504 Classic Ct, Modesto, CA 95357-0870	Listing Price \$495,000
MLS#: 18052959 01ASCV	Service Level: E Cross Street: Beyer Park Dr	Map: VRP: N



Pending Date: **DOM:** 2
SP%LP: **CDOM:** 2
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** **HUD No** **Auction:** No

[Additional Pictures \(36\)](#)

[Map](#)

[Mortgage Calculator](#)

Beds (Possible): 4 (5)	Downstairs Bdrm:	Area: 20102	Subtype: 1 House on Lot
Baths (FH): 3 (2 1)	Downstairs Full Bath:	County: Stanislaus	CC&RS: Yes Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 2543 Assessor/Ag't-Fill		APN: 082-015-077	HOA: No
Price/SqFt: \$194.65		Subdivision:	HOA Dues Include:
Year Built: 2000		EL: Sylvan Union	
Acres: 0.2998		JR: Sylvan Union	
Lot SqFt (Apprx): 13059		SR: Modesto City	

Property Description: Great opportunity on this single story home tucked away on a court! Sylvan School District. Open and spacious floor plan! This home features 4 bedrooms, with a 5th bedroom / den option (has a closet). Two full baths plus a 1/2 bath. All on one level! HUGE yard with inground pool & spa. Features new interior paint, new carpet in bedrooms. Laminate and tile flooring throughout the rest of home. Great layout! Please see photo's and come take a look at this home today to see if it's right for you!

Directions to Property: Coffee Rd to Mable Ave to Beyer Park Dr to Classic Ct



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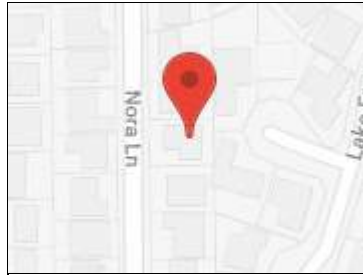


Client Summary Report - Residential

Listings as of 08/07/2018 at 4:47PM

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ST: Active 07/24/18	2724 Nora Ln, Modesto, CA 95355-1958	Listing Price \$499,950
MLS#: 18050193 01ZAGA01	Service Level: E Cross Street: HASHEM DR	Map: VRP: N



Pending Date: **DOM:** 14
SP%LP: **CDOM:** 14
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** **HUD No** **Auction:** No

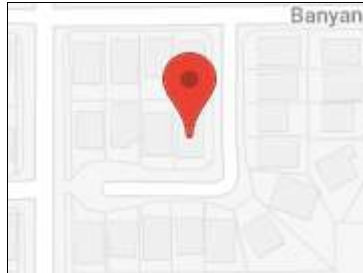
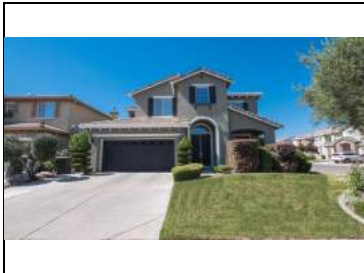
[Additional Pictures \(36\)](#) [Virtual Tour](#) [Map](#) [Mortgage Calculator](#)

Beds (Possible): 4	Downstairs Bdrm: No	Area: 20102	Subtype: 1 House on Lot
Baths (FH): 3 (2 1)	Downstairs Full Bath: No	County: Stanislaus	CC&RS: Yes Bonds/Asmts/Taxes: Yes
SqFt Pri Res (Apprx): 2522 Assessor/Agt-Fill		APN: 065-030-026	HOA: No
Price/SqFt: \$198.24		Subdivision: NARAGHI LAKES	HOA Dues Include:
Year Built: 1988		EL: Sylvan Union	
Acres: 0.1600		JR: Modesto City	
Lot SqFt (Apprx): 6970		SR: Modesto City	

Property Description: Gorgeous totally updated custom 4BD/2.5BA 2522 sq ft home in popular Naraghi Lakes. Formal living/dining rooms, kitchen granite slab counters, new appliances, family room wood floors, built-ins, dining nook, sparkling pool, neat master suite walk-in shower. 3 car garage with work bench area. An endless list of amenities to enjoy! You'll love it!

Directions to Property: From Sylvan and Oakdale Road. Take Hashem to Nora Lane. (In popular Sylvan School District)

ST: Active 07/05/18	3813 Green Jade Ct, Modesto, CA 95355-9005	Listing Price \$518,900
MLS#: 18045041 01RMXM01	Service Level: E Cross Street: Coconut Palm	Map: VRP: N



Pending Date: **DOM:** 33
SP%LP: **CDOM:** 33
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** **HUD No** **Auction:** No

[Additional Pictures \(33\)](#) [Virtual Tour](#) [Map](#) [Mortgage Calculator](#)

Beds (Possible): 4 (5)	Downstairs Bdrm: Yes	Area: 20102	Subtype: 1 House on Lot
Baths (FH): 3 (3 0)	Downstairs Full Bath: Yes	County: Stanislaus	CC&RS: Yes Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 2895 Seller		APN: 085-048-045-000	HOA: No
Price/SqFt: \$179.24		Subdivision: Banyon Estates	HOA Dues Include:
Year Built: 2004		EL: Sylvan Union	
Acres: 0.1462		JR: Sylvan Union	
Lot SqFt (Apprx): 6368		SR: Modesto City	

Property Description: Show stopping Village One beauty located on a quiet court in desirable Sylvan School Dist. This 4bd/3ba home feat. 2895sf of open living space. Enter the home to soaring ceilings w/a formal LR&DR. Kitchen w/granite & dbl ovens opens to the FR w/cozy fireplace. 1bd/1ba downstairs. Up the beautiful spiral stairs you will find the master suite, 2 guest bdrms, guest bath, laundry room, den & office spc. Outside you will enjoy your private paradise. Pebble tec Pool w/waterfall, spa & stamped concrete

Directions to Property: From Floyd Ave, turn south on Fine, left on Banyan Tree, right on Coconut Palm, house is on corner of Coconut Palm and Green Jade Ct.



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Client Summary Report - Residential

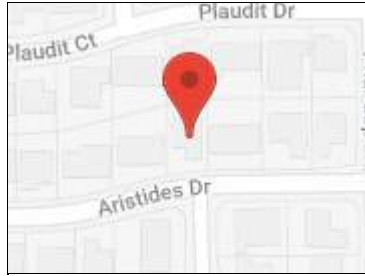
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ST: Active 08/01/18	3521 Aristides Dr, Modesto, CA 95355-9784	Listing Price \$522,000
MLS#: 18052808 01HMEC	Service Level: L Cross Street: Floyd and Fine	VRP: N



[Additional Pictures \(12\)](#)



[Map](#)

[Mortgage Calculator](#)

Pending Date: DOM: 6
SP%LP: CDOM: 6
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** **HUD No** **Auction:** No

Beds (Possible): 4 (5) Downstairs Bdrm: Yes	Area: 20102	Subtype: 1 House on Lot
Baths (FH): 3 (3 0) Downstairs Full Bath: Yes	County: Stanislaus	CC&RS: No Bonds/Asmts/Taxes: Yes
SqFt Pri Res (Apprx): 2618 Assessor/Auto-Fill	APN: 085-033-041-000	HOA: No
Price/SqFt: \$199.39	Subdivision: Legends Village 05	HOA Dues Include:
Year Built: 2002	EL: Sylvan Union	
Acres: 0.1581	JR: Sylvan Union	
Lot SqFt (Apprx): 6887	SR: Modesto City	

Property Description: Beautiful home in beautiful neighborhood, plantation shutters and ceiling fans throughout. All stainless steel appliances, first floor laminate, living room, family room, dining room, bar and kitchen nook. Established landscaping, gorgeous pebbletec pool with tiled walls and three waterfalls.

Directions to Property: Head east on Floyd past Roselle, turn right on Fine, then head south and take the third street on the right, which is Aristides. House is on the right, just past Phar Lap.

ST: Active 07/02/18	2821 Nora Ln, Modesto, CA 95355-1957	Listing Price \$529,900
MLS#: 18044508 01ZAGA04	Service Level: E Cross Street: Hashem	VRP: N



[Additional Pictures \(28\)](#) [Virtual Tour](#)



[Map](#)

[Mortgage Calculator](#)

Pending Date: DOM: 36
SP%LP: CDOM: 36
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** **HUD No** **Auction:** No

Beds (Possible): 3 (4) Downstairs Bdrm: Yes	Area: 20102	Subtype: 1 House on Lot
Baths (FH): 4 (3 1) Downstairs Full Bath: Yes	County: Stanislaus	CC&RS: Yes Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 2751 Assessor/Auto-Fill	APN: 065-030-007-000	HOA: No
Price/SqFt: \$192.62	Subdivision:	HOA Dues Include:
Year Built: 1988	EL: Sylvan Union	
Acres: 0.2200	JR: Modesto City	
Lot SqFt (Apprx): 9583	SR: Modesto City	

Property Description: A must see at Naraghi Lakes on approx. 1/4 acre lot with much curb appeal. Beautiful Semi custom 2 story home w/attached in-law quarters/guest suite w/own entrance. Downstairs master suite w/full bath, sitting area & its own private courtyard. Newer granite counter tops in large chef style kitchen w/island, wood flooring, etc. Separate dining room, living room & great room off of kitchen w/fireplace. Covered patio, B/I gunite swimming pool, pool house/crafts room, etc. To much to list! Hurry!

Directions to Property: Oakdale Road to Hashem to Nora.



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Client Summary Report - Residential

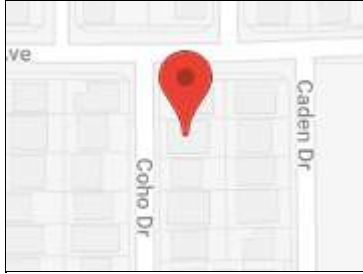
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ST: Active 07/20/18	3220 COHO, Modesto, CA 95355	Listing Price \$585,000	
MLS#: 18049628 01LDPS01	Service Level: E Cross Street: HILLGLEM	Map:	VRP: N



[Additional Pictures \(34\)](#)



[Map](#)

[Mortgage Calculator](#)

Pending Date: DOM: 18
SP%LP: CDOM: 18
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** HUD No **Auction:** No

Beds (Possible): 6	Downstairs Bdrm: Yes	Area: 20102	Subtype: 1 House on Lot
Baths (FH): 4 (4 0)	Downstairs Full Bath: Yes	County: Stanislaus	CC&RS: Yes Bonds/Asmts/Taxes: Yes
SqFt Pri Res (Apprx): 4696	Assessor/Agt-Fill	APN: 077-057-044-000	HOA: No
Price/SqFt: \$124.57		Subdivision:	HOA Dues Include:
Year Built: 2005		EL: Modesto City	
Acres: 0.1078		JR: Modesto City	
Lot SqFt (Apprx): 4696		SR: Modesto City	

Property Description: Welcome home! Enter a world of beauty w/ this stunning Meritage home. So many features await you from the luxurious kitchen to the outside pool, spa & kitchen area. Kitchen has stainless steel appliances & plenty of rich cabinetry. The downstairs master suite has a separate soaker tub & large shower. Custom organizers in many closets, a stone fireplace, formal dining area, huge media loft & much more. Great location, close to restaurants & shopping plus in Sylvan Union school district.

Directions to Property: From Sylvan Ave go S on Wood Sorrel Dr, L on Hillglen and R on Coho.

ST: Active 07/19/18	3808 Sundance Lake Ct, Modesto, CA 95355	Listing Price \$587,900	
MLS#: 18049462 01JYGG01	Service Level: E Cross Street: Lauding Way	Map:	VRP: N



[Additional Pictures \(36\)](#)



[Map](#)

[Mortgage Calculator](#)

Pending Date: DOM: 19
SP%LP: CDOM: 19
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** HUD No **Auction:** No

Beds (Possible): 4	Downstairs Bdrm: Yes	Area: 20102	Subtype: 1 House on Lot
Baths (FH): 4 (3 1)	Downstairs Full Bath: Yes	County: Stanislaus	CC&RS: No Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 3029	Assessor/Auto-Fill	APN: 085-036-018-000	HOA: Yes \$155 Monthly
Price/SqFt: \$194.09		Subdivision:	HOA Dues Include: Other-Rmks
Year Built: 2002		EL: Modesto City	
Acres: 0.2290		JR: Modesto City	
Lot SqFt (Apprx): 9975		SR: Modesto City	

Property Description: Newly remodeled property with swimming pool a Must See!

Directions to Property: 3808 Sundance Lake Ct, Modesto, CA 95355



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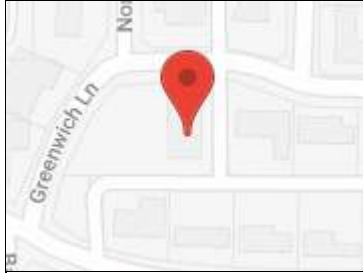


Client Summary Report - Residential

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ST: Active 03/23/18	200 Greenwich Ln, Modesto, CA 95350-1461	Listing Price \$614,900
MLS#: 18017630 01CNCT01	Service Level: E Cross Street: Robin Hood	VRP: N



Pending Date: DOM: 137
SP%LP: CDOM: 137
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** **HUD No** **Auction:** No

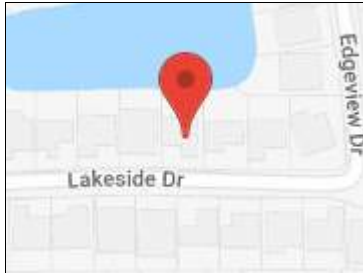
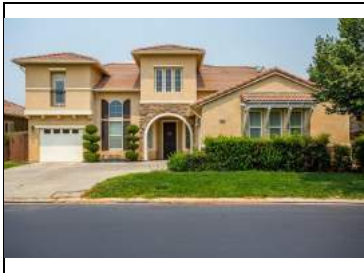
[Additional Pictures \(25\)](#) [Virtual Tour](#) [Map](#) [Mortgage Calculator](#)

Beds (Possible): 3 (4) Downstairs Bdrm:	Area: 20102	Subtype: 1 House on Lot
Baths (FH): 4 (3 1) Downstairs Full Bath:	County: Stanislaus	CC&RS: Yes Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 2980 Assessor/Auto-Fill	APN: 013-005-036-000	HOA: No
Price/SqFt: \$206.34	Subdivision:	HOA Dues Include:
Year Built: 1955	EL: Sylvan Union	
Acres: 0.6200	JR: Sylvan Union	
Lot SqFt (Apprx): 27007	SR: Modesto City	

Property Description: Truly One of Modesto's Best In Sherwood Forest, Set On a Beautiful-Park-Like 1/2 Acre+ Lot! Excellently Maintained Custom-Custom Home! Viking Appliances Complete The Gourmet Chef's Kitchen; Master w/ office & Jr. Master on each End of This Ranch Style Home; Spa-Like Guest Bathroom; & Custom Built-Ins Throughout. High-End Windows Have Views Of Surrounding Tailored Landscape. To Complete This Dream Home, A Crystal-Clear Pool Is Waiting For You To Invite Friends & Create Memories For A Lifetime!

Directions to Property: From McHenry turn east onto Robin Hood, then turn left on to Greenwich. The property is on your right. No sign up.

ST: Active 08/02/18	3905 Lakeside Dr, Modesto, CA 95355-7313	Listing Price \$675,000
MLS#: 18053090 01HBRE01	Service Level: E Cross Street: Sundance Lake	VRP: N



Pending Date: DOM: 5
SP%LP: CDOM: 5
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** **HUD No** **Auction:** No

[Additional Pictures \(27\)](#) [Map](#) [Mortgage Calculator](#)

Beds (Possible): 4 Downstairs Bdrm: Yes	Area: 20102	Subtype: 1 House on Lot
Baths (FH): 4 (3 1) Downstairs Full Bath: Yes	County: Stanislaus	CC&RS: Yes Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 3029 Assessor/Auto-Fill	APN: 085-035-029-000	HOA: Yes \$155 Monthly
Price/SqFt: \$222.85	Subdivision: Sundance Lakes	HOA Dues Include: Assn Mgmt, Common Areas
Year Built: 2002	EL: Sylvan Union	
Acres: 0.2017	JR: Sylvan Union	
Lot SqFt (Apprx): 8786	SR: Modesto City	

Property Description: Gorgeous Lakefront Home!!! Open and bright with tons of windows for spectacular views of the lake, 4 bedrooms (1 bedroom and full bath downstairs), formal living and dining rooms, family room includes a cozy gas fireplace and even more windows, the kitchen features ample counter and cabinet space, island with breakfast bar & upgraded stainless steel appliances, huge master with balcony & luxurious private bath, spectacular in-ground pool & spa with water feature, lake access, and so much more!

Directions to Property: Lauding Way > Sundance Lake Drive (right) > Lakeside Drive



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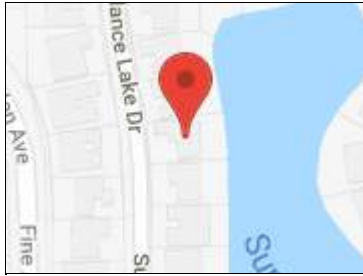


Client Summary Report - Residential

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ST: Active 06/21/18	3212 Sundance Lake, Modesto, CA 95355	Listing Price \$698,777
MLS#: 18042021 01ZAGA06	Service Level: E Cross Street: Lauding Way	VRP: N



Pending Date: DOM: 47
SP%LP: CDOM: 343
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** HUD No **Auction:** No

[Additional Pictures \(36\)](#)

[Map](#)

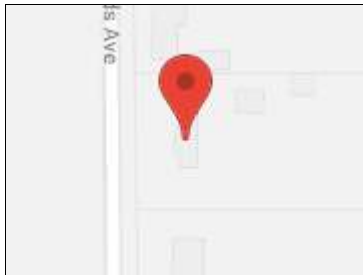
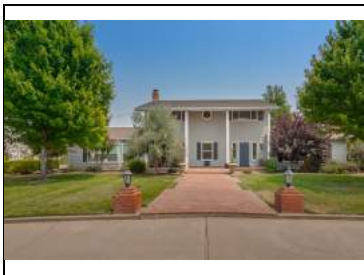
[Mortgage Calculator](#)

Beds (Possible): 5	Downstairs Bdrm: Yes	Area: 20102	Subtype: 1 House on Lot
Baths (FH): 4 (3 1)	Downstairs Full Bath: Yes	County: Stanislaus	CC&RS: Yes Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 3029 Assessor/Auto-Fill		APN: 085-037-027-000	HOA: Yes \$150 Monthly
Price/SqFt: \$230.70		Subdivision:	HOA Dues Include: Common Areas
Year Built: 2001		EL: Sylvan Union	
Acres: 0.2126		JR: Sylvan Union	
Lot SqFt (Apprx): 9261		SR: Modesto City	

Property Description: This beautiful home is in the Sundance Lake subdivision, the infinity pool overlooks the lake and water features. Amazing gourmet kitchen and Bosch appliances is a must see!! Separate Living room and family room with fireplace. Formal dining area with French doors to side patio. Junior master downstairs, Master suite balcony over look the lake, double sinks, 2 closets large walk in shower and separate steam bath/shower, garden boxes 2 car garage and separate 1 car garage.

Directions to Property: Floyd Ave., North on Fine Ave. Right on Lauding Way, Left on Sundance Lake Drive

ST: Active 08/01/18	3554 McReynolds Ave, Modesto, CA 95357-0710	Listing Price \$850,000
MLS#: 18051354 01ZAGA06	Service Level: E Cross Street: SYLVAN AVE	VRP: N



Pending Date: DOM: 6
SP%LP: CDOM: 6
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** HUD No **Auction:** No

[Additional Pictures \(36\)](#)

[Virtual Tour](#)

[Map](#)

[Mortgage Calculator](#)

Beds (Possible): 2 (4)	Downstairs Bdrm: Yes	Area: 20102	Subtype: 1 House on Lot
Baths (FH): 4 (3 1)	Downstairs Full Bath: Yes	County: Stanislaus	CC&RS: Yes Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 5466 Assessor/Agt-Fill		APN: 083-004-072-000	HOA: No
Price/SqFt: \$155.51		Subdivision:	HOA Dues Include:
Year Built: 1976		EL: Sylvan Union	
Acres: 3.0500		JR: Sylvan Union	
Lot SqFt (Apprx): 132858		SR: Modesto City	

Property Description: Welcome home to this beautiful Colonial-Style home on 3 acres in the heart of east Modesto. Country living comes to the city with a 2 (possible 4) bedroom, 3.5 bath home. The home boasts of more than 2,700 square feet of living space in the main house and over 2,700 in the detached building that has been used as a photography studio. A built-in pool and spa, back yard bbq and 3 acres make this home a masterpiece that will be enjoyed for years to come.

Directions to Property: Sylvan ave to McReynolds Ave



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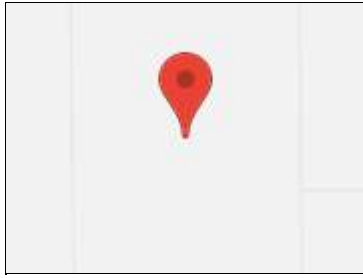
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ST: Active 10/10/16	2754 Claribel Rd, Modesto, CA 95357-0806	Listing Price \$1,395,000
MLS#: 16066205 01ALLJ	Service Level: E Cross Street: Roselle	Map: ATLS 307 C-5 VRP: N



[Additional Pictures \(1\)](#)



[Map](#)

[Mortgage Calculator](#)

Pending Date: DOM: 663
SP%LP: CDOM: 663
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** HUD No **Auction:** No

Beds (Possible): 3	Downstairs Bdrm:	Area: 20102	Subtype: 1 House on Lot
Baths (FH): 2 (2 0)	Downstairs Full Bath:	County: Stanislaus	CC&RS: Yes Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 2035 Broker		APN: 083-002-023	HOA: No
Price/SqFt: \$685.50		Subdivision:	HOA Dues Include:
Year Built: 1977		EL: Modesto City	
Acres: 11.8200		JR: Modesto City	
Lot SqFt (Apprx): 514879		SR: Modesto City	

Property Description: Currently Over 11 Acres located in the Spear of influence for the city of Modesto. Located across the street near Home Depot. Home has built in Pool, Newer 40 year Roof. Bring your horses or animal beautiful irrigated pasture. Home is close to large shopping center in Riverbank.

Directions to Property: Roselle to Claribel Rd.

ST: Active 07/12/18	512 W Granger Ave, Modesto, CA 95350-4255	Listing Price \$279,000
MLS#: 18047299 01ZAGA01	Service Level: E Cross Street: COLLEGE	Map: VRP: N



[Additional Pictures \(13\)](#)



[Map](#)

[Mortgage Calculator](#)

Pending Date: DOM: 15
SP%LP: CDOM: 15
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** HUD No **Auction:** No

Beds (Possible): 3	Downstairs Bdrm:	Area: 20103	Subtype: 1 House on Lot
Baths (FH): 1 (1 0)	Downstairs Full Bath:	County: Stanislaus	CC&RS: Yes Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 1374 Assessor/Agnt-Fill		APN: 119-024-008	HOA: No
Price/SqFt: \$203.06		Subdivision:	HOA Dues Include:
Year Built: 1951		EL: Modesto City	
Acres: 0.1489		JR: Modesto City	
Lot SqFt (Apprx): 6486		SR: Modesto City	

Property Description: Clean and affordable! Sharp 3BD/1BA with nice in ground pool. Excellent central location near doctors hospital. Some hardwood floors. Large living room + family room/dining combo. Small workshop behind garage. Washer, dryer, refrigerator, alarm and water softener included in sale. Dual pane windows thru-out.

Directions to Property: West on Briggsmore from HWY 99. North on College- West on Granger.



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