

Client Summary Report - Residential

Listings as of 09/12/2018 at 4:55PM

Page: 1

ST: Active 09/04/18	3121 Pembroke Dr, Modesto, CA 95350	Listing Price \$299,000	
MLS#: 18061374 01TFGP	Service Level: E Cross Street: Sheldon	Map:	VRP: N



Pending Date: DOM: 8
SP%LP: CDOM: 8
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** HUD No **Auction:** No

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

[Map](#)

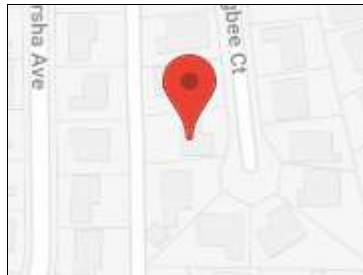
[Mortgage Calculator](#)

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): 1301 Assessor/Agt-Fill		APN: 054-014-006	HOA: No
Price/SqFt: \$229.82		Subdivision: Arington Manor	HOA Dues Include:
Year Built: 1975		EL: Modesto City	
Acres: 0.1516		JR: Modesto City	
Lot SqFt (Apprx): 6603		SR: Modesto City	

Property Description: Great starter home with some upgrades in past 2 years. Walk to Elementary school and not far from Hwy 99 for commuters. Plus in-ground pool for those HOT summer days.

Directions to Property: Carver and left on Sheldon and left on Pembroke.

ST: Active 08/16/18	3109 Higbee, Modesto, CA 95350	Listing Price \$324,777	
MLS#: 18054137 01ZAGA06	Service Level: E Cross Street: Higbee Drive	Map:	VRP: N



Pending Date: DOM: 27
SP%LP: CDOM: 27
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): 1776 Assessor/Auto-Fill		APN: 054-018-004-000	HOA: No
Price/SqFt: \$182.87		Subdivision:	HOA Dues Include:
Year Built: 1966		EL: Sylvan Union	
Acres: 0.2256		JR: Sylvan Union	
Lot SqFt (Apprx): 9827		SR: Modesto City	

Property Description: Ranch style home on a cul de sac, built in 1966, 3 bedroom, 2 bath, 1776 sq ft home. Living room with fireplace, Formal dining area with built in cabinets, kitchen has granite counter tops. Inside laundry room, Nice size lot (.22 acre) covered patio, pool w/slide and spa with child fence, 2 sheds, RV and alley access.

Directions to Property: Standiford Ave., South on Tully Rd., Rt on Higbee Drive, Left on Higbee Ct.



Presented By: Lynn L Albro
 License # 01966753
 Primary: 209-614-8010
 Secondary: 209-576-1442
 Fax: 209-529-0425
 Email: lalbro@c21mm.com

Century 21 MM
 License # 01183865
 331 E. Main Street
 Turlock CA 95380
 Phone: 209-667-6111
 Fax: 209-668-2800
<http://www.c21mm.com>



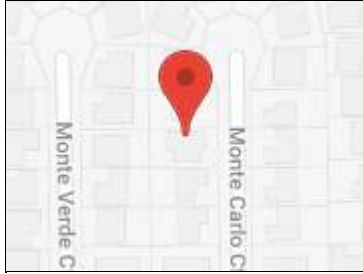
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Client Summary Report - Residential

Listings as of 09/12/2018 at 4:55PM

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ST: Active 08/16/18	2013 Monte Carlo Ct, Modesto, CA 95350-3026	Listing Price \$359,900
MLS#: 18056660 01ZAGA06	Service Level: E Cross Street: MONTE CRISTO AVE	Map: ATLS 311 A-2 VRP: N



Pending Date: DOM: 27
SP%LP: CDOM: 27
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** HUD No **Auction:** No

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

[Map](#)

[Mortgage Calculator](#)

Beds (Possible): 4	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): 1956 Assessor/Agt-Fill		APN: 059-028-030	HOA: No
Price/SqFt: \$184.00		Subdivision:	HOA Dues Include:
Year Built: 1977		EL: Modesto City	
Acres: 0.1460		JR: Modesto City	
Lot SqFt (Apprx): 6360		SR: Modesto City	

Property Description: Great home on a peaceful/mature neighborhood that offer the complete package... 4bds, 2bths, living rm & a huge separate family rm, formal dining, pool & spa. Too many extras to list... for example; nicely updated, newer roof, 2 air/heat units, black on stainless appliances, wet bar in the living rm, dining bar, wood pellet fireplace insert, window furnishings, jetted tub, great colors & in excellent condition. Only 3 blocks to Beard Elementary & park & only a 2 minute drive to Davis High/Park.

Directions to Property: Monte Cristo Ave to Monte Carlo Ct.

ST: Active 03/09/18	1910 Geneva Dr, Modesto, CA 95350-2824	Listing Price \$374,900
MLS#: 18014397 01ROGG	Service Level: E Cross Street: Tully & Ronald	Map: VRP: N



Pending Date: DOM: 178
SP%LP: CDOM: 178
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: \$138.19		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.



Presented By: Lynn L Albro
 License # 01966753
 Primary: 209-614-8010
 Secondary: 209-576-1442
 Fax: 209-529-0425
 Email: lalbro@c21mm.com

Century 21 MM
 License # 01183865
 331 E. Main Street
 Turlock CA 95380
 Phone: 209-667-6111
 Fax: 209-668-2800
<http://www.c21mm.com>



Client Summary Report - Residential

Listings as of 09/12/2018 at 4:55PM

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ST: Active 09/06/18	3512 Setrok Dr, Modesto, CA 95356	Listing Price \$385,000
MLS#: 18061381 01TFGP	Service Level: L Cross Street: Gagos	Map: VRP: N



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



[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	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): 2049 Assessor/Auto-Fill		APN: 076-065-033-000	HOA: No
Price/SqFt: \$187.90		Subdivision: Vintage Faire Village	HOA Dues Include: _____
Year Built: 1989		EL: Salida Union	
Acres: 0.1263		JR: Salida Union	
Lot SqFt (Apprx): 5502		SR: Modesto City	

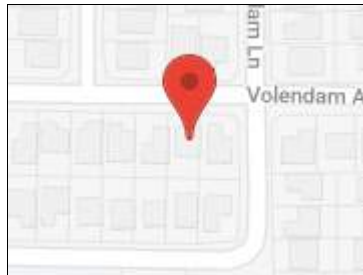
Property Description: Homeowners Pride And Joy Describes This Lovely Home With A Sparkling Pool Near Mall, Freeway And Kaiser Hospital. Ideal For Commuters, Or Folks Looking To Be In A Desired School District. New Kitchen Granite Counter Tops With Stainless Sink. Updated Garage Door Opener, Interior Doors, Fireplace Face, Carpet. Ceiling Fans In Most Rooms. Roof Ten Years Young. Fruit Trees.

Directions to Property: From Sisk Turn On To Vintage. Left On Gagos. Right On Setrok.

ST: Active 09/05/18	1720 Volendam Ave, Modesto, CA 95356-0985	Listing Price \$385,000
MLS#: 18061789 01KWBP08	Service Level: E Cross Street: Carver Rd.	Map: VRP: N



[Additional Pictures \(15\)](#)



[Map](#)

[Mortgage Calculator](#)

Pending Date: _____ **DOM:** 7
SP%LP: _____ **CDOM:** 7
Selling Price/SqFt: _____
Financing: _____
REO: No **Short Sale:** _____ **HUD No** **Auction:** No

Beds (Possible): 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: Yes
SqFt Pri Res (Apprx): 2027 Assessor/Auto-Fill		APN: 054-056-021-000	HOA: No
Price/SqFt: \$189.94		Subdivision: Dutch Faire 02	HOA Dues Include: _____
Year Built: 1991		EL: Modesto City	
Acres: 0.1148		JR: Modesto City	
Lot SqFt (Apprx): 5001		SR: Modesto City	

Property Description: Nice 4 bd./2.5 ba. home in desirable North Modesto area. Home features: Separate living & family room with laminate flooring & fireplace, tile counters in spacious kitchen, tile roof, and large backyard w/ built-in pool & covered patio. Walk to elementary school and neighborhood park.

Directions to Property: Standiford Ave. or Snyder Ave. to Carver Ave. to Volendam Ln.



Presented By: Lynn L Albro
 License # 01966753
 Primary: 209-614-8010
 Secondary: 209-576-1442
 Fax: 209-529-0425
 Email: lalbro@c21mm.com

Century 21 MM
 License # 01183865
 331 E. Main Street
 Turlock CA 95380
 Phone: 209-667-6111
 Fax: 209-668-2800
<http://www.c21mm.com>

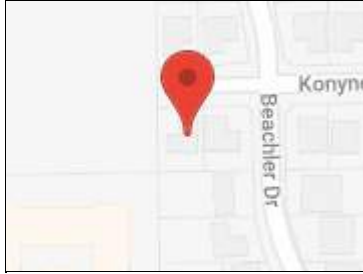


Client Summary Report - Residential

Listings as of 09/12/2018 at 4:55PM

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ST: Active 08/30/18	2904 Konynenburg, Modesto, CA 95356	Listing Price \$389,000
MLS#: 18059910 01ZAGA01	Service Level: E Cross Street: Viader	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 \(36\)](#)

[Map](#)

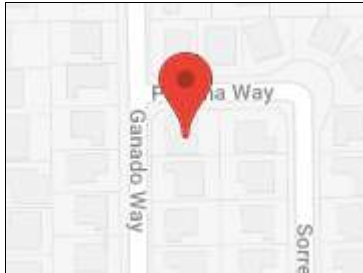
[Mortgage Calculator](#)

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): 2141	Assessor/Auto-Fill	APN: 076-060-007-000	HOA: No
Price/SqFt: \$181.69		Subdivision:	HOA Dues Include:
Year Built: 1989		EL: Stanislaus Union	
Acres: 0.1607		JR: Stanislaus Union	
Lot SqFt (Apprx): 7000		SR: Modesto City	

Property Description: Walk to shopping and school from this great four bedroom, three bath home in a favored Northwest neighborhood. Open floor plan with lots of natural light and a lower level bedroom and full bath. The private back yard with sparkling pool is the perfect place for summertime entertaining. Easy to show, see it today!

Directions to Property: Venenman Ave to Beachler Dr, Beachler Dr North, West on Konynenburg.

ST: Active Rel. Clause 08/22/18	3628 Ganado Way, Modesto, CA 95356-0310	Listing Price \$395,000
MLS#: 18057262 01TFGP	Service Level: E Cross Street: Konynenburg	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 \(32\)](#)

[Virtual Tour](#)

[Map](#)

[Mortgage Calculator](#)

Beds (Possible): 3 (4)	Downstairs Bdrm: Yes	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): 1957	Assessor/Auto-Fill	APN: 076-004-039-000	HOA: No
Price/SqFt: \$201.84		Subdivision:	HOA Dues Include:
Year Built: 1978		EL: Modesto City	
Acres: 0.1600		JR: Modesto City	
Lot SqFt (Apprx): 6970		SR: Modesto City	

Property Description: This beautiful home features 1957 sqft., 3 possible 4th bedroom downstairs and 2.5 baths, a loft and SOLAR (owned)...no more outrageous utility bills. It boasts a beautifully updated kitchen with granite counters, Bosch gas stove top, oven, convection oven/microwave and warming drawer. Stunning wood and tile flooring throughout, low maintenance backyard with solar heated, pebble tech pool. All this and so much more...located near shopping, freeway and great school district. A must see!

Directions to Property: From Dale Road head East on Snyder turn Right onto Viader, right onto Konynenburg, left onto Ganado to subject property



Presented By: Lynn L. Albro
 License # 01966753
 Primary: 209-614-8010
 Secondary: 209-576-1442
 Fax: 209-529-0425
 Email: lalbro@c21mm.com

Century 21 MM
 License # 01183865
 331 E. Main Street
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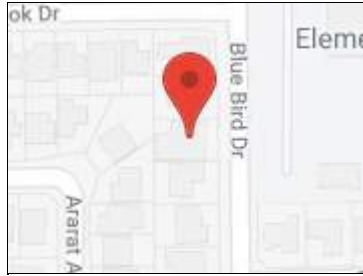


Client Summary Report - Residential

Listings as of 09/12/2018 at 4:55PM

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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



Pending Date: DOM: 86
SP%LP: CDOM: 86
Selling Price/SqFt:
Financing:
REO: No Short Sale: HUD No Auction: No

[Additional Pictures \(30\)](#)

[Map](#)

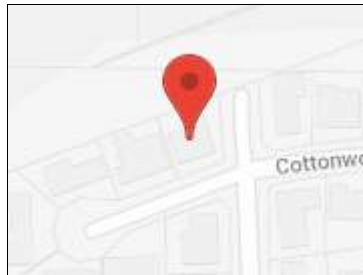
[Mortgage Calculator](#)

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.

ST: Active 08/19/18	701 Cottonwood Ct, Modesto, CA 95356-1349	Listing Price \$449,950
MLS#: 18057439 01RMXM01 Service Level: E Cross Street: Crocus	Map:	VRP: N



Pending Date: DOM: 24
SP%LP: CDOM: 24
Selling Price/SqFt:
Financing:
REO: No Short Sale: HUD No Auction: No

[Additional Pictures \(30\)](#)

[Map](#)

[Mortgage Calculator](#)

Beds (Possible): 3 Downstairs Bdrm:	Area: 20101	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): 2197 Assessor/Auto-Fill	APN: 055-036-014-000	HOA: No
Price/SqFt: \$204.80	Subdivision: Bloomfield 02	HOA Dues Include:
Year Built: 1985	EL: Sylvan Union	
Acres: 0.2045	JR: Sylvan Union	
Lot SqFt (Apprx): 8908	SR: Modesto City	

Property Description: Beautiful Custom single story 3/3 in the desirable Bloomfield Subdivision. Large open family room with vaulted ceiling and a view of the backyard pool. The kitchen has been updated with granite counters, SS appliances, and lots of cabinets. The home has a formal dining room plus casual dining in either the kitchen or bar counter. Enjoy the beautiful private backyard with newly plastered pool and waterfall. Large 3 car garage and only 1 neighbor. This is a Great home in a Great neighborhood.

Directions to Property: West Union, turn on Crocus, all the way to the end, home on the left corner at Cottonwood Ct.



Presented By: Lynn L Albro
 License # 01966753
 Primary: 209-614-8010
 Secondary: 209-576-1442
 Fax: 209-529-0425
 Email: lalbro@c21mm.com

Century 21 MM
 License # 01183865
 331 E. Main Street
 Turlock CA 95380
 Phone: 209-667-6111
 Fax: 209-668-2800
<http://www.c21mm.com>



Client Summary Report - Residential

Listings as of 09/12/2018 at 4:55PM

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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



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



[Map](#)

[Mortgage Calculator](#)

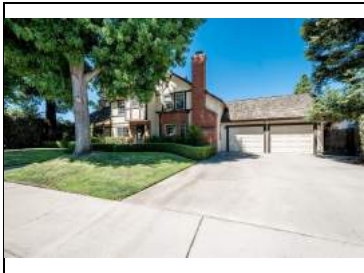
Pending Date: _____ **DOM:** 42
SP%LP: _____ **CDOM:** 42
Selling Price/SqFt: _____
Financing: _____
REO: No Short Sale: HUD No Auction: No

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	

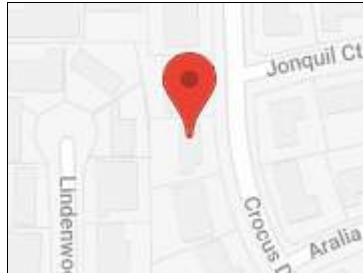
Property Description: Welcome to 3900 Vintage Cove, this 4 bedroom, 3 bath home features 2191 square feet with plenty of room inside and out. One bedroom plus bath and a bonus loft upstairs is perfect for company or a large family. The backyard is an Oasis with a refreshing pool, built in BBQ and lush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

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

ST: Active 07/24/18	3917 Crocus Dr, Modesto, CA 95356-1326	Listing Price \$475,000
MLS#: 18050374 01TFGP	Service Level: E Cross Street: W. Union St.	Map: VRP: N



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



[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): 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: \$206.70		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



Presented By: Lynn L Albro
 License # 01966753
 Primary: 209-614-8010
 Secondary: 209-576-1442
 Fax: 209-529-0425
 Email: lalbro@c21mm.com

Century 21 MM
 License # 01183865
 331 E. Main Street
 Turlock CA 95380
 Phone: 209-667-6111
 Fax: 209-668-2800
<http://www.c21mm.com>



Client Summary Report - Residential

Listings as of 09/12/2018 at 4:55PM

Page: 7

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



Pending Date: **DOM:** 69
SP%LP: **CDOM:** 69
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** **HUD No** **Auction:** No

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

[Map](#)

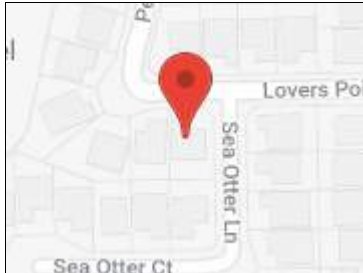
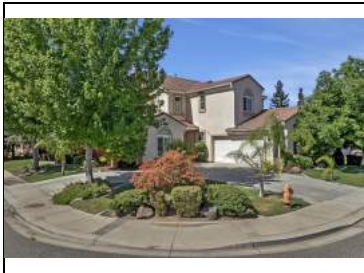
[Mortgage Calculator](#)

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 07/09/18	2316 Lovers Point Ln, Modesto, CA 95356-9210	Listing Price ↓ \$499,950
MLS#: 18046298 01WEEK	Service Level: E Cross Street: Peninsula	Map: ATLS 305 D-6 VRP: N



Pending Date: **DOM:** 65
SP%LP: **CDOM:** 65
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: \$168.67		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: SELLER IS SUPER-MOTIVATED HERE! HUGE PRICE IMPROVEMENT AND FULLY-PAID-FOR SOLAR AND SPARKLING POOL AND ALMOST 3000 SQUARE FEET! Features include 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, huge Master Suite with sitting room, and a sparkling pool with refreshing waterfalls, all on a corner lot, close to Kaiser, easy freeway access.

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



Presented By: Lynn L Albro
 License # 01966753
 Primary: 209-614-8010
 Secondary: 209-576-1442
 Fax: 209-529-0425
 Email: lalbro@c21mm.com

Century 21 MM
 License # 01183865
 331 E. Main Street
 Turlock CA 95380
 Phone: 209-667-6111
 Fax: 209-668-2800
<http://www.c21mm.com>



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Client Summary Report - Residential

Listings as of 09/12/2018 at 4:55PM

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ST: Active 08/31/18	4044 Almendro Ct, Modesto, CA 95356-8990	Listing Price \$539,900	
MLS#: 18060305 01ESPR	Service Level: E Cross Street: Hopkins Ln	Map:	VRP: N



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



[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): 5	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): 3512 Assessor/Auto-Fill		APN: 046-026-028-000	HOA: No
Price/SqFt: \$153.73		Subdivision:	HOA Dues Include:
Year Built: 2003		EL: Stanislaus Union	
Acres: 0.1588		JR: Modesto City	
Lot SqFt (Apprx): 6917		SR: Modesto City	

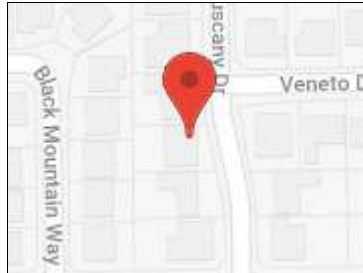
Property Description: Almendro Court, providing the perfect setting for family living. Huge master suite with crown molding, mahogany cabinets, and large His & Her Walk-in closets. Plantation shutters. Relax in the jetted bathtub and separate shower. 4 large additional bedrooms one downstairs with full bath. Open loft has a spacious office area. The gourmet kitchen, include granite countertops, stainless steel double oven & gas cooktop with hood. Separate 2 car and 1 car garages, ample storage, and a lap pool in the backyard.

Directions to Property: Tully Rd to Snyder ave, make a left on to Hopkins Lane and then another left in to Almendro lane

ST: Active 08/30/18	4009 Bella Tuscany Dr, Modesto, CA 95356-9339	Listing Price \$544,900	
MLS#: 18060068 01ZAGA06	Service Level: E Cross Street: PELANDALE	Map:	VRP: N



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



[Map](#)

[Mortgage Calculator](#)

Pending Date: DOM: 13
SP%LP: CDOM: 13
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): 2706 Assessor/Agt-Fill		APN: 078-056-003	HOA: No
Price/SqFt: \$201.37		Subdivision: BELLA TUSCANY	HOA Dues Include:
Year Built: 2000		EL: Modesto City	
Acres: 0.2022		JR: Modesto City	
Lot SqFt (Apprx): 8808		SR: Modesto City	

Property Description: Welcome to Bella Tuscany! Home features 5 beds 3 full baths with a full bed & bath on main level! Measuring 2,706 SF. Open floor plan with separate formal dining room, family room & living room. Large & open kitchen opens to the breakfast nook, family room & overlooks the sparkling pool & gardens. Enjoy the fresh & sparkling pool situated on oversized 1/5th acre lot Located in North Modesto, minutes away Vintage fair mall, Kaiser & new children's hospital! Come & fall in LOVE with Bella Tuscany!

Directions to Property: Pelandale Ave to Bella Tuscany Dr.



Presented By: Lynn L Albro
 License # 01966753
 Primary: 209-614-8010
 Secondary: 209-576-1442
 Fax: 209-529-0425
 Email: lalbro@c21mm.com

Century 21 MM
 License # 01183865
 331 E. Main Street
 Turlock CA 95380
 Phone: 209-667-6111
 Fax: 209-668-2800
<http://www.c21mm.com>

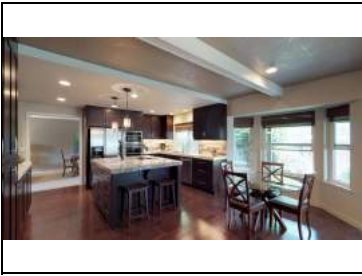


Client Summary Report - Residential

Listings as of 09/12/2018 at 4:55PM

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ST: Active 08/23/18	2405 Van Valin Pl, Modesto, CA 95356-0478	Listing Price \$599,900
MLS#: 18058568 01AAAR01	Service Level: E Cross Street: Dutch Hollow Way	Map: VRP: N



Pending Date: _____ **DOM:** 20
SP%LP: _____ **CDOM:** 20
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): 2418 Assessor/Auto-Fill		APN: 076-013-052-000	HOA: No
Price/SqFt: \$248.10		Subdivision:	HOA Dues Include:
Year Built: 1987		EL: Modesto City	
Acres: 0.1700		JR: Modesto City	
Lot SqFt (Apprx): 7405		SR: Modesto City	

Property Description: Fantastic Dutch Hollow home! Fully updated 4bedroom 3bath home. One full bed/bath on ground floor. Chef worthy kitchen with custom cabinets, counters, lighting, and new appliances. Great room concept with formal dining and vaulted ceilings. Lots of natural light. Master suite has 2 over sized closets, custom walk in shower with multiple heads, extra long floating cabinets, and custom lighting. Over-sized covered patio with ample lawn space and a gated pool. Use the virtual tour to walk through!

Directions to Property: East on Snyder. Right on Marsala Way. Left on Cheyenne. Right on Dutch Hollow Way. Left on Van Valin Pl. Home at end of court. Sign in front.

ST: Active 08/26/18	3817 Viader Dr, Modesto, CA 95356-0344	Listing Price \$739,900
MLS#: 18058708 01MMNA05	Service Level: E Cross Street: Snyder	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 \(36\)](#)
 [Map](#)
 [Mortgage Calculator](#)

Beds (Possible): 4 (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): 3091 Assessor/Auto-Fill		APN: 076-010-013-000	HOA: No
Price/SqFt: \$239.37		Subdivision: Dutchollow 01	HOA Dues Include:
Year Built: 1984		EL: Stanislaus Union	
Acres: 0.2386		JR: Stanislaus Union	
Lot SqFt (Apprx): 10393		SR: Modesto City	

Property Description: Exceptional 4Bd/3Ba/3car -Dutch Hollow Subdivision approx 3100sf of intrinsic modern design on approx.24acre. Boasting exceptional modern remodel of kitch & baths. Intriguing majestic grounds & built-in pool. Chef's kitch perfect 4 hosting extensive dinner parties of distinguished & novel culinary creations. Brilliant chandeliers, luminous granite, warm travertine, wood & plush carpets. Amazing owners retreat w/ur own spa complete w/steam bath. Your Path to Unlimited Possibilities Lie Ahead!

Directions to Property: From Dale Rd East on Synder, South (right) on Viader Dr. to property. Home is on the West (right) side of the street.



Presented By: Lynn L Albro
 License # 01966753
 Primary: 209-614-8010
 Secondary: 209-576-1442
 Fax: 209-529-0425
 Email: lalbro@c21mm.com

Century 21 MM
 License # 01183865
 331 E. Main Street
 Turlock CA 95380
 Phone: 209-667-6111
 Fax: 209-668-2800
<http://www.c21mm.com>



Client Summary Report - Residential

Listings as of 09/12/2018 at 4:55PM

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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	VRP: N



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



[Map](#)

[Mortgage Calculator](#)

Pending Date: DOM: 61
SP%LP: CDOM: 61
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	

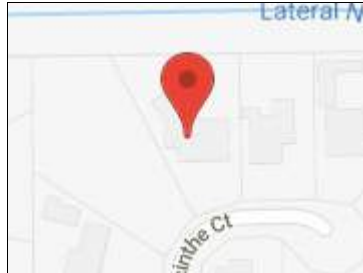
Property Description: Welcome to Fleur de Ville. Front to Back to The Top, Just Fabulous! Beautiful Elevation & Stunning Soaring Ceilings Are Just The Beginning. Recently Remodeled! Huge Chef's Kitchen Featuring Chiseled Granite & Beautiful Cherry Stained Cabinets. Large Living and Formal Dining For 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 08/15/18	4313 Jacinthe Ct, Modesto, CA 95356-9775	Listing Price \$2,599,000
MLS#: 18055882 01RJCK	Service Level: E Cross Street: Pelandale	VRP: N



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



[Map](#)

[Mortgage Calculator](#)

Pending Date: DOM: 28
SP%LP: CDOM: 28
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): 5 (4 1) Downstairs Full Bath: Yes	County: Stanislaus	CC&RS: Yes Bonds/Asmts/Taxes: Yes
SqFt Pri Res (Apprx): 7875 Assessor/Auto-Fill	APN: 078-037-054-000	HOA: Yes \$200 Monthly
Price/SqFt: \$330.03	Subdivision: Fleur de Ville	HOA Dues Include: Assn Mgmt
Year Built: 2004	EL: Salida Union	
Acres: 0.7601	JR: Salida Union	
Lot SqFt (Apprx): 33110	SR: Modesto City	

Property Description: Gorgeous estate within the gated community of Fleur De Ville. This luxurious home has more amenities than you can imagine. Main master suite is located downstairs with a walk-in shower, hot tub, fireplace & an enormous walk-in closet with many built ins. Two suites are located upstairs with a common area overlooking the beautiful pool with spa, pool house, & yard which includes a koi pond & gazebo. Kitchen has a double island & huge walk-in pantry great for all of your entertainment needs.

Directions to Property: Palendale and Dale Rd. North on Dale Rd. Left to Fleur De Ville, Right on Jacinthe Court.



Presented By: Lynn L Albro
 License # 01966753
 Primary: 209-614-8010
 Secondary: 209-576-1442
 Fax: 209-529-0425
 Email: lalbro@c21mm.com

Century 21 MM
 License # 01183865
 331 E. Main Street
 Turlock CA 95380
 Phone: 209-667-6111
 Fax: 209-668-2800
<http://www.c21mm.com>



Client Summary Report - Residential

Listings as of 09/12/2018 at 4:55PM

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ST: Active 06/30/18	1612 Dorset Ln, Modesto, CA 95355	Listing Price \$280,000
MLS#: 18044336 01ATLP03	Service Level: E Cross Street: Keller	Map: VRP: N



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



[Map](#)

[Mortgage Calculator](#)

Pending Date: DOM: 74
SP%LP: CDOM: 74
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: \$205.73		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	

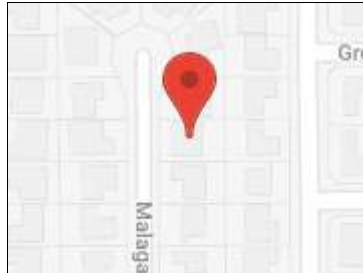
Property Description: 3 bd. 2 ba. home in established neighborhood. PLEASE INFORM BUYERS SUBMITTING AN OFFER THAT THE SELLER WILL NOT BE TURNING UTILITIES ON FOR ANY REASON, INCLUDING INSPECTIONS.

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

ST: Active 08/23/18	2816 Malaga Way, Modesto, CA 95355-1912	Listing Price \$299,000
MLS#: 18058688 01ECKR01	Service Level: L Cross Street: Falmouth Way	Map: VRP: N



[Additional Pictures \(23\)](#) [Virtual Tour](#)



[Map](#)

[Mortgage Calculator](#)

Pending Date: DOM: 20
SP%LP: CDOM: 41
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): 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 park 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



Presented By: Lynn L Albro
 License # 01966753
 Primary: 209-614-8010
 Secondary: 209-576-1442
 Fax: 209-529-0425
 Email: lalbro@c21mm.com

Century 21 MM
 License # 01183865
 331 E. Main Street
 Turlock CA 95380
 Phone: 209-667-6111
 Fax: 209-668-2800
<http://www.c21mm.com>



Client Summary Report - Residential

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ST: Active 08/31/18	2304 Ellison Dr, Modesto, CA 95355-2221	Listing Price \$324,000
MLS#: 18060760 43741	Service Level: E Cross Street: Floyd Ave	VRP: N



[Additional Pictures \(22\)](#)



[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: No Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 1935 Assessor/Agt-Fill		APN: 066-028-038	HOA: No
Price/SqFt: \$167.44		Subdivision:	HOA Dues Include:
Year Built: 1986		EL: Modesto City	
Acres: 0.1657		JR: Modesto City	
Lot SqFt (Apprx): 7216		SR: Modesto City	

Property Description: Well maintained home, has plenty of room for entertainment, Large rooms, master Bedroom has walk in closet and master bath with separate tub and shower. Enjoy the pool on the warm summer days. Property has grapefruit and avocado tree. Plenty of natural light in rooms.

Directions to Property: Floyd Ave to Ellison Dr

ST: Active 08/22/18	913 S Cape Dr, Modesto, CA 95350-3685	Listing Price \$359,900
MLS#: 18058409 01TINE	Service Level: E Cross Street: Halden	VRP: N



[Additional Pictures \(30\)](#)



[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 (2 1)	Downstairs Full Bath: Yes	County: Stanislaus	CC&RS: No Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 1920 Assessor/Auto-Fill		APN: 120-065-033-000	HOA: No
Price/SqFt: \$187.45		Subdivision:	HOA Dues Include:
Year Built: 1989		EL: Modesto City	
Acres: 0.1377		JR: Modesto City	
Lot SqFt (Apprx): 5998		SR: Modesto City	

Property Description: Everything you want, even if you want everything! Spacious 4BD/2.5BA home boasts over 1,900SF of living space. Engineered hardwoods greet you and flow thruout bottom level tying both living rooms, kitchen and dining room together seamlessly. Kitchen features Quartz countertops, subway tile backsplash and bfast bar. Family room off of kitchen offers access to backyard and has cv'd & fenced patio area & sparkling pool. Upstairs features all bedrooms and Master Suite. Too much to mention, must see

Directions to Property: Sunrise east on Westwood, south on Halden, home is on the corner of Cape and Halden.



Presented By: Lynn L Albro
 License # 01966753
 Primary: 209-614-8010
 Secondary: 209-576-1442
 Fax: 209-529-0425
 Email: lalbro@c21mm.com

Century 21 MM
 License # 01183865
 331 E. Main Street
 Turlock CA 95380
 Phone: 209-667-6111
 Fax: 209-668-2800
<http://www.c21mm.com>



Client Summary Report - Residential

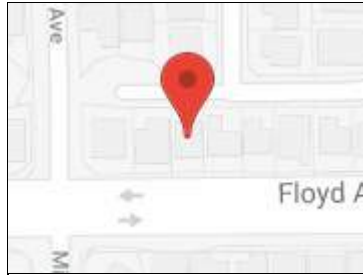
Listings as of 09/12/2018 at 4:55PM

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ST: Active 05/17/18	3408 Glencrest Ct, Modesto, CA 95355-8426	Listing Price \$415,000
MLS#: 18032025 01TFGP	Service Level: R Cross Street: Sagemill	VRP: N



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



[Map](#)

[Mortgage Calculator](#)

Pending Date: DOM: 118
SP%LP: CDOM: 118
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 (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: \$163.71		Subdivision:	HOA Dues Include:
Year Built: 1999		EL: Sylvan Union	
Acres: 0.1148		JR: Sylvan Union	
Lot SqFt (Apprx): 5001		SR: Modesto City	

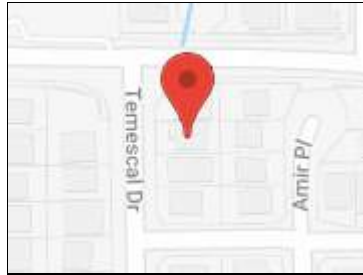
Property Description: Lovely two story home in North East Modesto. Open floor plan with lofted ceilings features living room with formal dining area and a convenient downstairs bedroom. Large upstairs loft provides a great spot for game area or retreat. Separate family room connects with beautifully 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.

ST: Active 07/24/18	2908 Temescal Dr, Modesto, CA 95355-7895	Listing Price ↓ \$420,000
MLS#: 18050300 01KWBP08	Service Level: E Cross Street: Kodiak Dr.	VRP: N



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



[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	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: \$141.13		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.



Presented By: Lynn L Albro
 License # 01966753
 Primary: 209-614-8010
 Secondary: 209-576-1442
 Fax: 209-529-0425
 Email: lalbro@c21mm.com

Century 21 MM
 License # 01183865
 331 E. Main Street
 Turlock CA 95380
 Phone: 209-667-6111
 Fax: 209-668-2800
<http://www.c21mm.com>



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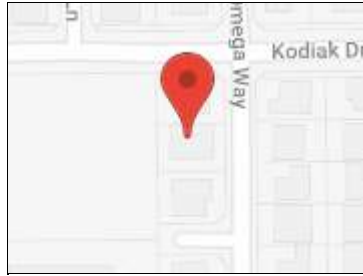
Listings as of 09/12/2018 at 4:55PM

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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](#)

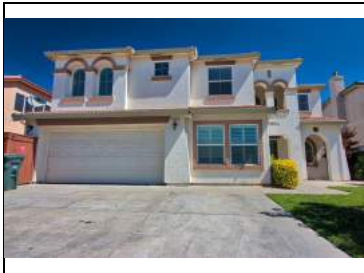
Pending Date: **DOM:** 177
SP%LP: **CDOM:** 177
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** **HUD No** **Auction:** No

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	

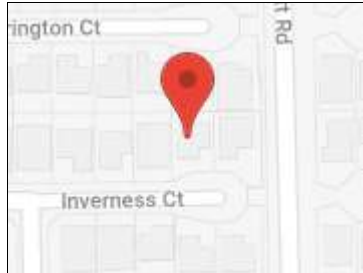
Property Description: Wow! Everything you are looking for: Single Story,check. Swimming pool,check. 4 Bedrooms,check. 3 Full Bathrooms,check. Office/ possible 5th bedroom,check. Formal Living Room and Dining Room,check. Spacious Kitchen,check. RV Parking,check. Master Bathroom with large soaking tub,check. 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 06/29/18	3417 Inverness Ct, Modesto, CA 95355-7850	Listing Price \$445,000
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:** 75
SP%LP: **CDOM:** 75
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: \$144.76	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, S/S vent hood, and dishwasher. 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. Motivated Seller --BRING AN OFFER!

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



Presented By: Lynn L Albro
 License # 01966753
 Primary: 209-614-8010
 Secondary: 209-576-1442
 Fax: 209-529-0425
 Email: lalbro@c21mm.com

Century 21 MM
 License # 01183865
 331 E. Main Street
 Turlock CA 95380
 Phone: 209-667-6111
 Fax: 209-668-2800
<http://www.c21mm.com>



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ST: E Active 07/17/18	1505 Circa Dr, Modesto, CA 95357-0877	Listing Price \$445,000
MLS#: 18048561 01ASCV	Service Level: E Cross Street: Beyer Park Dr	VRP: N



Pending Date: DOM: 52
SP%LP: CDOM: 52
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** HUD No **Auction:** No

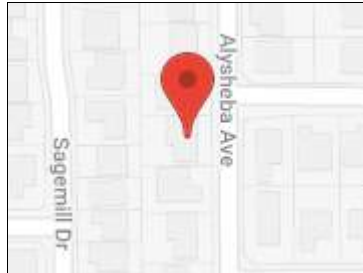
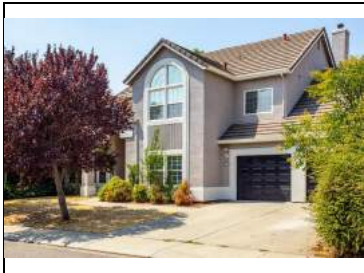
[Additional Pictures \(34\)](#) [Virtual Tour](#) [Map](#) [Mortgage Calculator](#)

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/Agnt-Fill	Price/SqFt: \$187.68	APN: 082-015-014	HOA: No
Year Built: 2000	Lot SqFt (Apprx): 7198	Subdivision:	HOA Dues Include:
Acres: 0.1652		EL: Sylvan Union	
		JR: Sylvan Union	
		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

ST: Active 07/13/18	2713 Alysheba Ave, Modesto, CA 95355-8435	Listing Price ↓ \$449,900
MLS#: 18047551 01DIRY	Service Level: E Cross Street: Kodiak Dr	VRP: N



Pending Date: DOM: 61
SP%LP: CDOM: 61
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** HUD No **Auction:** No

[Additional Pictures \(19\)](#) [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: Unknown
SqFt Pri Res (Apprx): 3021 Assessor/Auto-Fill	Price/SqFt: \$148.92	APN: 085-018-001-000	HOA: No
Year Built: 1999	Lot SqFt (Apprx): 8468	Subdivision:	HOA Dues Include:
Acres: 0.1944		EL: Sylvan Union	
		JR: Sylvan Union	
		SR: Modesto City	

Property Description: PRICE REDUCTION! 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), fresh exterior paint, 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 gated 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.



Presented By: Lynn L Albro
 License # 01966753
 Primary: 209-614-8010
 Secondary: 209-576-1442
 Fax: 209-529-0425
 Email: lalbro@c21mm.com

Century 21 MM
 License # 01183865
 331 E. Main Street
 Turlock CA 95380
 Phone: 209-667-6111
 Fax: 209-668-2800
<http://www.c21mm.com>



Client Summary Report - Residential

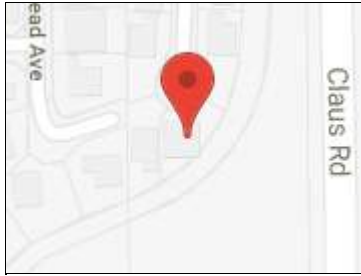
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ST: Active 08/21/18	1700 Thomas Ct., Modesto, CA 95355	Listing Price ↓ \$450,000
MLS#: 18057180 01AMAI	Service Level: E Cross Street: Merle	Map: VRP: N



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



[Map](#)

[Mortgage Calculator](#)

Pending Date: **DOM:** 22
SP%LP: **CDOM:** 22
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: Yes Bonds/Asmts/Taxes: Yes
SqFt Pri Res (Apprx): 3022	Assessor/Agt-Fill	APN: 085-003-082	HOA: Yes \$105 Monthly
Price/SqFt: \$148.91		Subdivision:	HOA Dues Include: Maint Grounds,Road
Year Built: 2007		EL: Sylvan Union	
Acres: 0.1712		JR: Sylvan Union	
Lot SqFt (Apprx): 7459		SR: Modesto City	

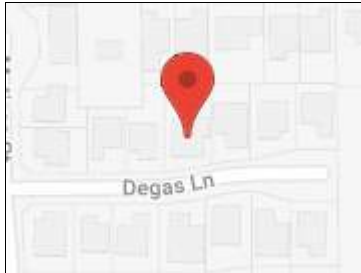
Property Description: If you have a list of homes put this one at the top. Main floor has a bedroom/ bath, plus a half bath. Butler pantry/wet bar with area for formal dining. Sitting/office/ family room located downstairs. Upstairs beautiful master suite with sitting/exercise area,two sided fireplace, walk in closet. Double sinks in the master bathroom, tub and shower. House has intercom/stereo, central vac,recessed lightening,Built in pool and kitchen area. This home is a definite must see. Possible RV parkin

Directions to Property: Take Claus to Merle to Thomas Court. Property is at the end of the dead end street.

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



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



[Map](#)


[Mortgage Calculator](#)

Pending Date: **DOM:** 53
SP%LP: **CDOM:** 53
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: No 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.

	<p>Presented By: Lynn L Albro License # 01966753 Primary: 209-614-8010 Secondary: 209-576-1442 Fax: 209-529-0425 Email: lalbro@c21mm.com</p>	<p>Century 21 MM License # 01183865 331 E. Main Street Turlock CA 95380 Phone: 209-667-6111 Fax: 209-668-2800 http://www.c21mm.com</p>
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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 ↓ \$499,000
MLS#: 18052808 01HMEC	Service Level: L Cross Street: Floyd and Fine	VRP: N



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



[Map](#)

[Mortgage Calculator](#)

Pending Date: DOM: 42
SP%LP: CDOM: 42
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: \$190.60	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	

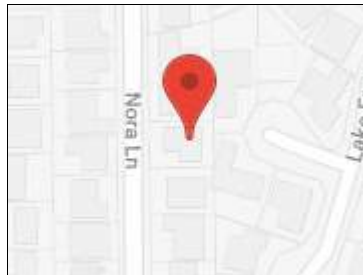
Property Description: Beautiful home in beautiful neighborhood, plantation shutters and ceiling fans throughout. All stainless steel appliances, first floor laminate, living room, family room, dining room, bar and kitchen nook. Established landscaping, gorgeous pebbletec pool with tiled walls and three 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 07/24/18	2724 Nora Ln, Modesto, CA 95355-1958	Listing Price \$499,950
MLS#: 18050193 01ZAGA01	Service Level: E Cross Street: HASHEM DR	VRP: N



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



[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): 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)



Presented By: Lynn L Albro
 License # 01966753
 Primary: 209-614-8010
 Secondary: 209-576-1442
 Fax: 209-529-0425
 Email: lalbro@c21mm.com

Century 21 MM
 License # 01183865
 331 E. Main Street
 Turlock CA 95380
 Phone: 209-667-6111
 Fax: 209-668-2800
<http://www.c21mm.com>



Client Summary Report - Residential

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ST: Active 07/02/18	2821 Nora Ln, Modesto, CA 95355-1957	Listing Price \$514,990
MLS#: 18044508 01ZAGA04	Service Level: E Cross Street: Hashem	VRP: N



Pending Date: DOM: 72
SP%LP: CDOM: 72
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** HUD No **Auction:** No

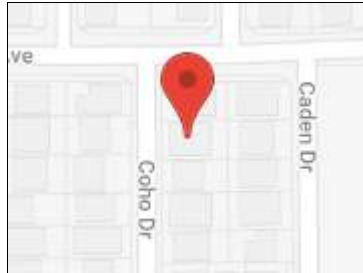
[Additional Pictures \(28\)](#) [Virtual Tour](#) [Map](#) [Mortgage Calculator](#)

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: \$187.20	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: Price reduced! Hurry! 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.

Directions to Property: Oakdale Road to Hashem to Nora.

ST: Active 07/20/18	3220 COHO, Modesto, CA 95355	Listing Price ↓ \$550,000
MLS#: 18049628 01LDPS01	Service Level: E Cross Street: HILLGLEM	VRP: N



Pending Date: DOM: 54
SP%LP: CDOM: 54
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** HUD No **Auction:** No

[Additional Pictures \(34\)](#) [Map](#) [Mortgage Calculator](#)

Beds (Possible): 6 Downstairs Bdrm: Yes	Area: 20102	Subtype: 1 House on Lot
Baths (FH): 5 (4 1) 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: \$117.12	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.



Presented By: Lynn L Albro
 License # 01966753
 Primary: 209-614-8010
 Secondary: 209-576-1442
 Fax: 209-529-0425
 Email: lalbro@c21mm.com

Century 21 MM
 License # 01183865
 331 E. Main Street
 Turlock CA 95380
 Phone: 209-667-6111
 Fax: 209-668-2800
<http://www.c21mm.com>

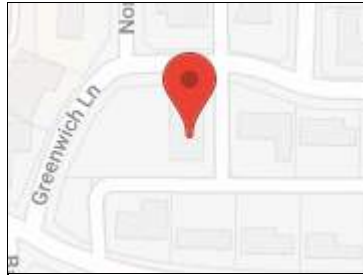


Client Summary Report - Residential

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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: 172
SP%LP: CDOM: 172
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** **HUD No** **Auction:** No

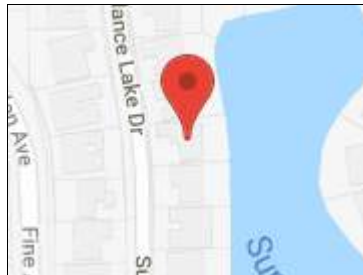
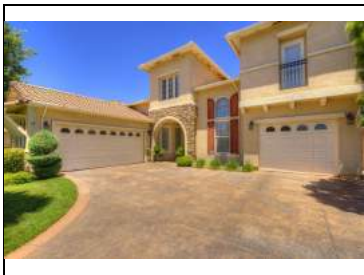
[Additional Pictures \(25\)](#) [Virtual Tour](#) [Map](#) [Mortgage Calculator](#)

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 06/21/18	3212 Sundance Lake, Modesto, CA 95355	Listing Price \$679,888
MLS#: 18042021 01ZAGA06	Service Level: E Cross Street: Lauding Way	VRP: N



Pending Date: DOM: 83
SP%LP: CDOM: 379
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: \$224.46	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



Presented By: Lynn L Albro
 License # 01966753
 Primary: 209-614-8010
 Secondary: 209-576-1442
 Fax: 209-529-0425
 Email: lalbro@c21mm.com

Century 21 MM
 License # 01183865
 331 E. Main Street
 Turlock CA 95380
 Phone: 209-667-6111
 Fax: 209-668-2800
<http://www.c21mm.com>

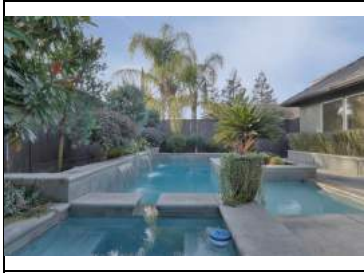


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ST: Active 01/02/18	3204 Villagio Ct, Modesto, CA 95355-9009	Listing Price \$785,000
MLS#: 18000127 01GREN01	Service Level: E Cross Street: Millbrook	Map: VRP: N



Pending Date: DOM: 198
SP%LP: CDOM: 198
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** **HUD No** **Auction:** No

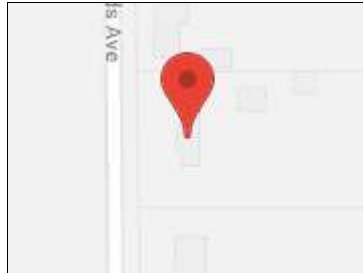
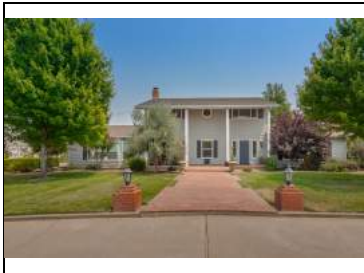
[Additional Pictures \(24\)](#) [Virtual Tour](#) [Map](#) [Mortgage Calculator](#)

Beds (Possible): 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): 2633	Assessor/Auto-Fill	APN: 085-038-064-000	HOA: No
Price/SqFt: \$298.14		Subdivision: Villagio	HOA Dues Include:
Year Built: 2005		EL: Sylvan Union	
Acres: 0.1892		JR: Sylvan Union	
Lot SqFt (Apprx): 8242		SR: Modesto City	

Property Description: DETACHED GUESTHOUSE. Opulence is woven through every detail in this entertainer's delight. Exclusive custom home on a private court-all custom homes, boasting 10' ceilings, architectural accents, abundant natural lighting, plantation shutters, a chef's kitchen w/Thermador appliances and new refrigerator, a spacious master suite w/custom organized walk-in, jetted tub, walk-in shower, and private gym/retreat. Guest house w/full bath, full kitchen/indoor grill. Full list available

Directions to Property: From Sylvan, south on Millbrook past Esta, right on Villagio. Home is second to the last house on left. No sign.

ST: Active 08/01/18	3554 McReynolds Ave, Modesto, CA 95357-0710	Listing Price \$839,900
MLS#: 18051354 01ZAGA06	Service Level: E Cross Street: SYLVAN AVE	Map: VRP: N



Pending Date: DOM: 42
SP%LP: CDOM: 42
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: \$153.66		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



Presented By: Lynn L Albro
 License # 01966753
 Primary: 209-614-8010
 Secondary: 209-576-1442
 Fax: 209-529-0425
 Email: lalbro@c21mm.com

Century 21 MM
 License # 01183865
 331 E. Main Street
 Turlock CA 95380
 Phone: 209-667-6111
 Fax: 209-668-2800
<http://www.c21mm.com>



Client Summary Report - Residential

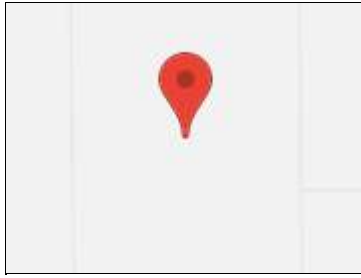
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ST: Active 10/10/16	2754 Claribel Rd, Modesto, CA 95357-0806	Listing Price \$1,395,000
MLS#: 16066205 01ALLJ	Service Level: E Cross Street: Roselle	Map: ATLS 307 C-5 VRP: N



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



[Map](#)

[Mortgage Calculator](#)

Pending Date: DOM: 699
SP%LP: CDOM: 699
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: 51
SP%LP: CDOM: 51
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.



Presented By: Lynn L Albro
 License # 01966753
 Primary: 209-614-8010
 Secondary: 209-576-1442
 Fax: 209-529-0425
 Email: lalbro@c21mm.com

Century 21 MM
 License # 01183865
 331 E. Main Street
 Turlock CA 95380
 Phone: 209-667-6111
 Fax: 209-668-2800
<http://www.c21mm.com>



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Client Summary Report - Residential

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ST: Active Rel. Clause 09/10/18	1233 Enslen Ave, Modesto, CA 95350-5157	Listing Price \$329,950
MLS#: 18050645 01ALLJ	Service Level: E Cross Street: W Roseburg	Map: VRP: N



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



[Map](#)

[Mortgage Calculator](#)

Pending Date: **DOM:** 30
SP%LP: **CDOM:** 30
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): 2 (1 1)	Downstairs Full Bath:	County: Stanislaus	CC&RS: Yes Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 1441	Assessor/Auto-Fill	APN: 119-011-003-000	HOA: No
Price/SqFt: \$228.97		Subdivision:	HOA Dues Include:
Year Built: 1950		EL: Modesto City	
Acres: 0.1309		JR: Modesto City	
Lot SqFt (Apprx): 5702		SR: Modesto City	

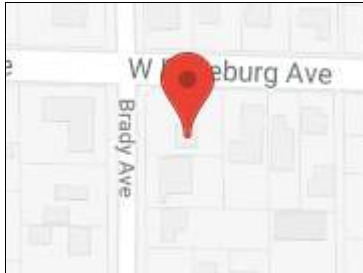
Property Description: Welcome to this College area beauty. Sellers have updated new flooring, paint and a gorgeous kitchen with stainless appliances. New energy efficient heating and air conditioning system. Open floor plan with great room concept allows for easy entertaining. Built-in pool with newer pump system. Adorable front yard with lots of shade provided from the tree lined street. One car garage with alley access is used for a workshop now. This is a highly sought after area so don't delay.

Directions to Property: From College Take W Roseburg to left on Enslen

ST: Active Rel. Clause 09/04/18	1124 Brady Ave, Modesto, CA 95350-5206	Listing Price \$449,000
MLS#: 18050155 01KWBP08	Service Level: E Cross Street: Roseburg	Map: VRP: N



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



[Map](#)

[Mortgage Calculator](#)

Pending Date: **DOM:** 51
SP%LP: **CDOM:** 51
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** **HUD No** **Auction:** No

Beds (Possible): 4	Downstairs Bdrm: Yes	Area: 20103	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): 1905	Assessor/Agt-Fill	APN: 113-002-009-000	HOA: No
Price/SqFt: \$235.70		Subdivision:	HOA Dues Include:
Year Built: 1967		EL: Modesto City	
Acres: 0.2700		JR: Modesto City	
Lot SqFt (Apprx): 11761		SR: Modesto City	

Property Description: Beautiful completely remodeled home located in the sought after college area of Modesto! New presidential 50 year roof, dual pane windows, hickory hardwood hand scraped flooring throughout, new bathrooms with tile floors, stone shower floors, glass shower doors, stainless steel appliances, granite counters in the kitchen, walk-in master closet, new electrical & plumbing, large yard with in-ground pool perfect for entertaining. Don't miss out, call to schedule your viewing today!

Directions to Property: From McHenry Ave, turn west onto Roseburg, then south onto Brady. House is on the left hand side on the corner of Roseburg and Brady Ave.



Presented By: Lynn L. Albro
 License # 01966753
 Primary: 209-614-8010
 Secondary: 209-576-1442
 Fax: 209-529-0425
 Email: lalbro@c21mm.com

Century 21 MM
 License # 01183865
 331 E. Main Street
 Turlock CA 95380
 Phone: 209-667-6111
 Fax: 209-668-2800
<http://www.c21mm.com>



Client Summary Report - Residential

Listings as of 09/12/2018 at 4:55PM

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ST: Active 01/06/17	933 Carolyn Ave, Modesto, CA 95350-5209	Listing Price \$525,000	
MLS#: 17000894 01ZAGA01	Service Level: E Cross Street: W. Fairmont	Map: atls 311 B-4	VRP: N



[Additional Pictures \(15\)](#)



[Map](#)

[Mortgage Calculator](#)

Pending Date: DOM: 614
SP%LP: CDOM: 614
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** **HUD No** **Auction:** No

Beds (Possible): 4	Downstairs Bdrm:	Area: 20103	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): 2672 Assessor/Agt-Fill		APN: 113-007-015-000	HOA: No
Price/SqFt: \$196.48		Subdivision:	HOA Dues Include:
Year Built: 1955		EL: Stanislaus Union	
Acres: 0.2227		JR: Stanislaus Union	
Lot SqFt (Apprx): 9702		SR: Modesto City	

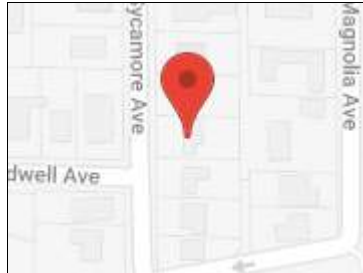
Property Description: Lovely single story 4 Bedroom, 3 bath home with pool, and 3 car garage! Located on one of the highly desired streets in the College/Enslens areas. Features hardwood floors, plantation shutters, spacious living room with floor to ceiling windows overlooking the courtyard.

Directions to Property: From Orangeburg or Roseburg go South on Sycamore and right on W. Fairmont. Home will be on corner of W. Fairmont and Carolyn Av.

ST: Active 07/06/18	616 Sycamore Ave, Modesto, CA 95354-0151	Listing Price \$595,000	
MLS#: 18045809 01EICH	Service Level: E Cross Street: Coldwell Ave	Map:	VRP: N



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



[Map](#)

[Mortgage Calculator](#)

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

Beds (Possible): 3 (4)	Downstairs Bdrm: Yes	Area: 20103	Subtype: 1 House on Lot
Baths (FH): 2 (2 0)	Downstairs Full Bath: Yes	County: Stanislaus	CC&RS: Yes Bonds/Asmts/Taxes: Unknown
SqFt Pri Res (Apprx): 2229 Assessor/Auto-Fill		APN: 113-012-039-000	HOA: No
Price/SqFt: \$266.94		Subdivision:	HOA Dues Include:
Year Built: 1935		EL: Modesto City	
Acres: 0.1942		JR: Modesto City	
Lot SqFt (Apprx): 8459		SR: Modesto City	

Property Description: This charming beautiful college area home has been featured in garden club magazine. The kitchen include built in Sub-Zero refrigerator, double ovens, 6 burner Viking gas stove top, Corian counters + island and marble flooring. Master bath is stunning with relaxing jetted tub, shower and vanity area. Once you open the french doors to the backyard oasis enjoy your pool, Grecian garden, greenhouse, outdoor BBQ + pool house. There is a Basement and large attic storage area. Wired for sound and TV.

Directions to Property: On Sycamore at Coldwell. Just south of Griswold which is south of Roseburg. Park in driveway is ok. room for 2 cars.



Presented By: Lynn L Albro
 License # 01966753
 Primary: 209-614-8010
 Secondary: 209-576-1442
 Fax: 209-529-0425
 Email: lalbro@c21mm.com

Century 21 MM
 License # 01183865
 331 E. Main Street
 Turlock CA 95380
 Phone: 209-667-6111
 Fax: 209-668-2800
<http://www.c21mm.com>



Client Summary Report - Residential

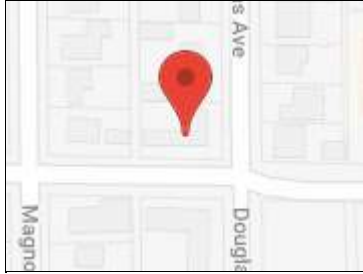
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ST: Active 08/22/18	1001 Douglas Ave, Modesto, CA 95350-5257	Listing Price ↓ \$674,900
MLS#: 18057251 01KWBP08	Service Level: E Cross Street: W. Fairmont	VRP: N



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



[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): 3 (4) Downstairs Bdrm:	Area: 20103	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): 3003 Seller	APN: 113-005-023-000	HOA: No
Price/SqFt: \$224.74	Subdivision: College	HOA Dues Include:
Year Built: 1937	EL: Modesto City	
Acres: 0.2566	JR: Modesto City	
Lot SqFt (Apprx): 11177	SR: Modesto City	

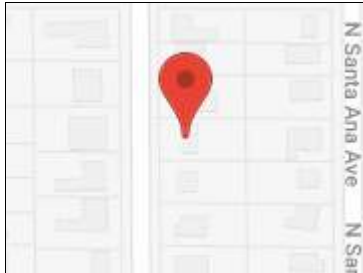
Property Description: Immaculately remodeled custom home in the prestigious College area. This breathtaking home has everything, remodeled kitchen & baths, finished basement perfect for an office, 4th bdrm, man-cave/she-shed. Plantation shutters, hardwood floors, wine refrigerator, attic storage, whole house fan, skylights. Stunning backyard (one of the largest in the neighborhood), solar-heated pool, hot tub, bridge w/ jumping platform, spa, shed/cottage, covered patio & shuffleboard court. 2 car garage w/ workshop.

Directions to Property: W. Fairmont & Douglas

ST: Active 06/12/18	126 Wilson Ave, Modesto, CA 95354-2750	Listing Price ↓ \$284,999
MLS#: 18039349 01RDWD01	Service Level: E Cross Street: Escuelita	VRP: N



[Additional Pictures \(20\)](#)



[Map](#)

[Mortgage Calculator](#)

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

Beds (Possible): 3 Downstairs Bdrm:	Area: 20104	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): 1887 Assessor/Auto-Fill	APN: 108-013-017-000	HOA: No
Price/SqFt: \$151.03	Subdivision:	HOA Dues Include:
Year Built: 1940	EL: Modesto City	
Acres: 0.2030	JR: Modesto City	
Lot SqFt (Apprx): 8843	SR: Modesto City	

Property Description: Updated home with swimming POOL on a large lot! This home is recently remodeled and move in ready. New carpet, quartz counters, new composition roof, plastered pool & upgraded energy efficient pump, sand filter and much more!

Directions to Property: Take Yosemite to Wilson Avenue.



Presented By: Lynn L Albro
 License # 01966753
 Primary: 209-614-8010
 Secondary: 209-576-1442
 Fax: 209-529-0425
 Email: lalbro@c21mm.com

Century 21 MM
 License # 01183865
 331 E. Main Street
 Turlock CA 95380
 Phone: 209-667-6111
 Fax: 209-668-2800
<http://www.c21mm.com>

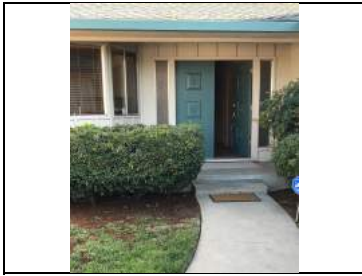


Client Summary Report - Residential

Listings as of 09/12/2018 at 4:55PM

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ST: Active 07/10/18	1905 ROCKFORD Ave, Modesto, CA 95355	Listing Price ↓ \$365,000
MLS#: 18046147 01TFGP	Service Level: E Cross Street: Rose Ave	VRP: N



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



[Map](#)

[Mortgage Calculator](#)

Pending Date: DOM: 64
SP%LP: CDOM: 64
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** **HUD No** **Auction:** No

Beds (Possible): 3	Downstairs Bdrm:	Area: 20104	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): 2036 Assessor/Auto-Fill		APN: 032-045-025-000	HOA: No
Price/SqFt: \$179.27		Subdivision:	HOA Dues Include:
Year Built: 1970		EL: Modesto City	
Acres: 0.1751		JR: Modesto City	
Lot SqFt (Apprx): 7627		SR: Modesto City	

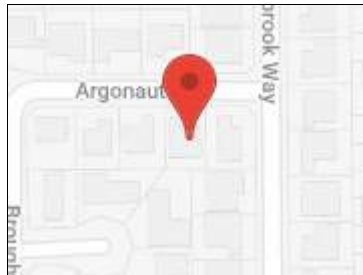
Property Description: WOW! A beautiful 3/2 Flory Custom home in award winning Rose Ave Elementary School District won't last long. New carpet and flooring throughout with pool and spa. Large kitchen with separate eating nook, formal dining room, family room and living room WON'T last long send in your offers.

Directions to Property: From Briggsmore, south on Rose Ave to Rockford.

ST: Active Rel. Clause 09/06/18	3812 Argonaut Dr, Modesto, CA 95355-3639	Listing Price \$444,900
MLS#: 18055297 01ZAGA06	Service Level: E Cross Street: GLENBROOK WAY	VRP: N



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



[Map](#)

[Mortgage Calculator](#)

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

Beds (Possible): 3 (4)	Downstairs Bdrm: Yes	Area: 20104	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): 2202 Appraiser		APN: 068-030-042	HOA: No
Price/SqFt: \$202.04		Subdivision:	HOA Dues Include:
Year Built: 1990		EL: Modesto City	
Acres: 0.1403		JR: Modesto City	
Lot SqFt (Apprx): 6111		SR: Modesto City	

Property Description: Welcome to the beautiful & desirable Glenbrook neighborhood. Stunning semi-custom home was originally built in 1990 by current owners. Open floor plan with great room concept measures 2,202 SF. Vaulted ceilings & large windows give you a picture framed view of the sparkling solar heated pool & manicured gardens! Master retreat located on ground level with its own access to backyard & pool. Custom kitchen with dinning bar opens to great room & eating area. Come, experience & fall in LOVE!!

Directions to Property: Glenbrook Way to Argonaut Drive.



Presented By: Lynn L Albro
 License # 01966753
 Primary: 209-614-8010
 Secondary: 209-576-1442
 Fax: 209-529-0425
 Email: lalbro@c21mm.com

Century 21 MM
 License # 01183865
 331 E. Main Street
 Turlock CA 95380
 Phone: 209-667-6111
 Fax: 209-668-2800
<http://www.c21mm.com>

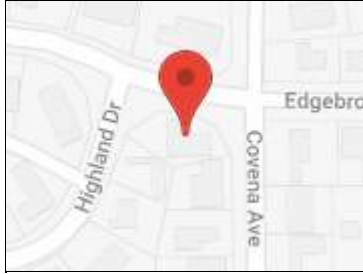


Client Summary Report - Residential

Listings as of 09/12/2018 at 4:55PM

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ST: Active 07/12/18 **1418 Edgebrook Dr, Modesto, CA 95354** **Listing Price** \$539,999
MLS#: 18047248 01ZAGA01 **Service Level:** E **Cross Street:** Covena **Map:** **VRP:** N



Pending Date: **DOM:** 62
SP%LP: **CDOM:** 137
Selling Price/SqFt:
Financing:
REO: No **Short Sale:** **HUD No** **Auction:** No

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

[Map](#)

[Mortgage Calculator](#)

Beds (Possible): 3 **Downstairs Bdrm:** Yes **Area:** 20104 **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): 2779 Assessor/Auto-Fill **APN:** 108-004-012-000 **HOA:** No
Price/SqFt: \$194.31 **Subdivision:** **HOA Dues Include:**
Year Built: 1949 **EL:** Modesto City
Acres: 0.2140 **JR:** Modesto City
Lot SqFt (Apprx): 9322 **SR:** Modesto City

Property Description: Picturesque mid-century La Loma area home conveniently located near Dry Creek Park and walking trails. This home shows plenty pride of ownership with a recently remodeled kitchen and bathrooms, hardwood, stone and tile flooring downstairs with carpet upstairs. Cool off during the hot summer days in the sparkling pool in the backyard. Perfect for entertaining, this home has entertained over a hundred people at a time comfortably.

Directions to Property: Corner of Covena and Edgebrook



Presented By: Lynn L Albro
 License # 01966753
 Primary: 209-614-8010
 Secondary: 209-576-1442
 Fax: 209-529-0425
 Email: lalbro@c21mm.com

Century 21 MM
 License # 01183865
 331 E. Main Street
 Turlock CA 95380
 Phone: 209-667-6111
 Fax: 209-668-2800
<http://www.c21mm.com>

