

Client One Page - Residential

21807813 260 Foxwood Ln



[Additional Pictures](#)

Rio Vista	94571	Active	List Price:	\$310,000
Single Family / Detached			Orig List Price:	\$310,000
Bedrooms: 2			Selling Price:	
Baths F/H: 2(2/0)			DOM/CDOM:	42/42
Year Built: 2005/Realist Public Rec			Fireplace:	Yes
Approx SF: 1391/Realist Public Rec			Pool:	Yes
Lot SF/Ac: 4230/0.0971			Style:	Contemporary
Sale Cond: REO,Other				
Client Notes:			2nd Unit on Lot:	No
			Subdivision:	Trilogy
			APN:	0176-222-060
			Zoning:	
			Unit Blk Lot:	
			Senior: Yes	Blt/Rmd Green:
Cross Street: Conway			TBrosMap:	,

Directions: Left at front gate. Left on Conway. Right on Foxwood Lane

Marketing Rmks: Big Sur Model - Two bedrooms, two baths and a den. Large two car garage, inside laundry. Fireplace in living room for those wintery nights. Sunny backyard with a patio for entertaining. Trilogy at Rio Vista - a gated community with community pools, spa, tennis courts and golf course (separate membership for golf).

TIC:	No	PUD:	Yes	Com Int Dev:	Yes	Probate Sale:	No
On Market Date:	04/03/18	Contingent Date:		Pending Date:		Off Mkt Date:	
COE Date:		DOM/CDOM:	42/42			Selling Price:	
District:		Elem:		Jr/Middle:		High:	
HOA:	Yes	Amount:	\$135.00 / Monthly	Fee Incl:	Management,Security,Street		
Restrictions:	Number Pets,Senior						
Current Rent:	\$0.00	Type:		Furnished:			
Requirements:				Min Lse Mos:		Max Lse Mos:	

Features

#Gar/CP Spaces:	2 / 0	#Off St Spaces:		Gar/Prkg:	2 Car,Interior Access
Kitchen:	Breakfast Area,Cntr Ceramic Tile,Dishwasher Incl.,Disposal Incl,Gas Range Incl.,Microwave Incl.				
Com/Rec Area:	BBQ Area,Club Room,Exercise Court,Game Court-Int,		Lot Desc:	Level	
Exterior:	Stucco		Other Rooms:	Den/Study	
Fencing:			Oth Structures:	None	
Fireplaces:	1 Fireplace,Living Room		Pool Type:	Comm Facility	
Floors:	Vinyl/Linoleum,W/W Carpet		Roof:	Tile	
Foundation:	Slab		Sewer/Septic:	Sewer Public	
Heat/Cool:	Ceiling Fan(s),Central Air,Central Heat		Utilities:	City,Gas Water Heater,Internet Available,PG&E	
Laundry App:	220 V,Gas,In Laundry Room		Views:		
Levels/Stories:	1 Story		Water Source:	Water Public	

21812023 509 Angelbrook

Rio Vista 94571  Active

List Price: \$315,000



Single Family / Detached
Bedrooms: 2
Baths F/H: 2(2/0)
Year Built: 2009/Realist Public Rec
Approx SF: 1172/Realist Public Rec
Lot SF/Ac: 4334/0.0995
Sale Cond: None

Orig List Price: \$310,000
Selling Price:
DOM/CDOM: 1/1
Fireplace: No
Pool: No
Style: Ranch

Client Notes:

2nd Unit on Lot: No
Subdivision:
APN: 0176-314-160
Zoning:
Unit Blk Lot:
Senior: Yes **Blt/Rmd Green:**

Cross Street: Mitchelbrook Ln**TBrosMap:****Directions:** Hwy 12 to Sommerset Rd, Left on Sommerset Dr, left on Sunset Landing, Right on Angelbrook

Marketing Rmks: Must see this charming home w/energy efficient features:Solar owned,Central Heat&Air,vaulted ceilings,dual pane and bay windows. Very spacious home w/ 2bdrm 2ba,walk-in closets,Granite tile kitchen, etc. Located in Trilogy Gated Community w/ 24hr security, 2 swimming pools,tennis courts,gym & more. Near shops, restaurants, entertainment,boating & fishing,hiking & more outdoor activities. Make this place your home!

TIC:	No	PUD:	Yes	Com Int Dev:	No	Probate Sale:	No
On Market Date:	05/14/18	Contingent Date:		Pending Date:		Off Mkt Date:	
COE Date:		DOM/CDOM:	1/1			Selling Price:	
District:		Elem:		Jr/Middle:		High:	
HOA:	Yes	Amount:	\$135.00 / Monthly	Fee Incl:	Security,Other		
Restrictions:							
Current Rent:	\$0.00	Type:		Furnished:			
Requirements:				Min Lse Mos:		Max Lse Mos:	

Features

#Gar/CP Spaces: 2 / 0
Kitchen: Dishwasher Incl.,Refrigerator Incl.
Com/Rec Area: Golf Course,Gym,Pool,Tennis Court(s)
Exterior: Stucco
Fencing: Other
Fireplaces: None
Floors: Part Carpet,Tile
Foundation: Slab
Heat/Cool: Ceiling Fan(s),Central Air,Solar
Laundry App: Dryer Incl.,Washer Incl
Levels/Stories: 1 Story

Gar/Prkg: 2 Car,Garage
Lot Desc: Level
Other Rooms: None
Oth Structures: None
Pool Type:
Roof: Tile
Sewer/Septic: None
Utilities: Cable TV Available,Electric,Internet Available,Natural G
Views:
Water Source: Water Public

Client One Page - Residential

21808166 419 Saddle Rock Ln

Rio Vista 94571 Active List Price: \$317,000


[Additional Pictures](#)

Single Family / Detached
Bedrooms: 2
Baths F/H: 2(2/0)
Year Built: 2013/Realist Public Rec
Approx SF: 1154/Realist Public Rec
Lot SF/Ac: 4212/0.0967
Sale Cond: None

Orig List Price: \$317,000
Selling Price:
DOM/CDOM: 34/34
Fireplace: No
Pool: No
Style: Contemporary

Client Notes:

2nd Unit on Lot: No
Subdivision:
APN: 0176-353-040
Zoning:
Unit Blk Lot:
Senior: Yes **Blt/Rmd Green:**

Cross Street: Silver Ridge**TBrosMap:** ,**Directions:** Hwy 12 to Summerset, rgt on Summerset, rgt on Diamond Hills, lft on Silver Ridge, lft Saddle Rock

Marketing Rmks: Popular Carmel model home in Trilogy @ Rio Vista, a 55+ Active Adult Community. This home has upgraded tile floors in all rooms except the bedrooms, solid surface countertops, kitchen pantry, vaulted ceilings, professionally landscaped, walk-in closets in both bedrooms, extra storage in Laundry and so much more! This is a 2 bedroom, 2 bath home. Home has a prepaid Solar lease with Solar City!

TIC:	No	PUD:	Yes	Com Int Dev:	Yes	Probate Sale:	No
On Market Date:	04/11/18	Contingent Date:		Pending Date:		Off Mkt Date:	
COE Date:		DOM/CDOM:	34/34			Selling Price:	
District:		Elem:		Jr/Middle:		High:	
HOA:	Yes	Amount:	\$135.00 / Monthly	Fee Incl:	Grounds Maint, Management, Street		
Restrictions:	Exterior Alterations, Number Pets, Parking, Senior, Signs						
Current Rent:	\$0.00	Type:		Furnished:			
Requirements:				Min Lse Mos:		Max Lse Mos:	

Features

#Gar/CP Spaces: 2 / 0 **#Off St Spaces:**
Kitchen: Built-in Oven, Cntr Stone Slab, Cooktop Stove, Dishwasher Incl., Disposal Incl., Microwave Incl.
Com/Rec Area: BBQ Area, Golf Course, Gym, Playground, Pool, Putting G **Lot Desc:** Level
Exterior: Stone, Stucco **Other Rooms:** None
Fencing: **Oth Structures:** Other
Fireplaces: **Pool Type:**
Floors: Part Carpet, Tile **Roof:**
Foundation: **Sewer/Septic:** Sewer Public
Heat/Cool: Central Air, Central Heat **Utilities:** City, Internet Available, PG&E, Solar
Laundry App: Electric, Hookups only, In Laundry Room **Views:**
Levels/Stories: 1 Story **Water Source:** Water Public

Client One Page - Residential

21808258 528 Diamond Hills Dr


[Additional Pictures](#)
Rio Vista 94571 Active List Price: \$320,000

Single Family / Detached
Bedrooms: 2
Baths F/H: 2(2/0)
Year Built: 2014/Realist Public Rec
Approx SF: 1172/Realist Public Rec
Lot SF/Ac: 4051/0.0930
Sale Cond: None

Orig List Price: \$322,000
Selling Price:
DOM/CDOM: 38/38
Fireplace: No
Pool: No
Style: Other

Client Notes:

2nd Unit on Lot: No
Subdivision: Trilogy
APN: 0176-344-390
Zoning:
Unit Blk Lot:
Senior: Yes **Blt/Rmd Green:**

Cross Street: Summerset**TBrosMap:** ,**Directions:** Hwy 12 to Trilogy Rio Vista. RT/Summerset, RT/Diamond Hills.

Marketing Rmks: A very charming and lovingly cared for Carmel with solar power featuring elegant wood like tile floors throughout most of the home except carpeted bedrooms, granite slab counters, lovely beech wood cabinetry, water softener and reverse osmosis filter. The backyard feels like a tropical oasis with a large solid covered extended patio with fan, privacy screens, and lots of lush landscaping in front and back. Solar lease is paid for 15 plus years.

TIC:	No	PUD:	Yes	Com Int Dev:	Yes	Probate Sale:	No
On Market Date:	04/07/18	Contingent Date:		Pending Date:		Off Mkt Date:	
COE Date:		DOM/CDOM:	38/38			Selling Price:	
District:		Elem:		Jr/Middle:		High:	
HOA:	Yes	Amount:	\$138.00 / Monthly	Fee Incl:	Management,Street,Other		
Restrictions:	Number Pets,Senior						
Current Rent:	\$0.00	Type:		Furnished:			
Requirements:				Min Lse Mos:		Max Lse Mos:	

Features

#Gar/CP Spaces:	2 / 0	#Off St Spaces:		Gar/Prkg:	2 Car,Garage,Attached,Auto Door
Kitchen:	220 V Wiring,Cntr Stone Slab,Dishwasher Incl.,Disposal Incl,Electric Range Incl.,Hood Over Range,Microwave Incl.				
Com/Rec Area:	BBQ Area,Exercise Court,Game Court-Int,Game Court-	Lot Desc:	Level		
Exterior:	Stucco	Other Rooms:	None		
Fencing:		Oth Structures:	None		
Fireplaces:		Pool Type:	Comm Facility		
Floors:	Tile,W/W Carpet	Roof:	Tile		
Foundation:	Slab	Sewer/Septic:	Sewer Public		
Heat/Cool:	Central Air,Central Heat,Solar	Utilities:	City,Gas Water Heater,Internet Available,PG&E,Solar		
Laundry App:	Hookups only,In Laundry Room	Views:			
Levels/Stories:	1 Story	Water Source:	Water Public		

Client One Page - Residential

21809717 235 Bella Vista Way


[Additional Pictures](#)

Rio Vista 94571 Active List Price: \$325,000

Single Family / Attached
Bedrooms: 2
Baths F/H: 2(2/0)
Year Built: 2005/Realist Public Rec
Approx SF: 1172/Realist Public Rec
Lot SF/Ac: 4386/0.1007
Sale Cond: Offer As Is

Orig List Price: \$325,000
Selling Price:
DOM/CDOM: 25/25
Fireplace: No
Pool: No
Style: Contemporary

Client Notes:

2nd Unit on Lot: No
Subdivision:
APN: 0176-214-150
Zoning:
Unit Blk Lot:
Senior: Yes **Blt/Rmd Green:**

Cross Street: Foxwood Lane**TBrosMap:** ,**Directions:** HWY 12 to Trilogy, L Summerset, L Conway, R Foxwood, L Bella Vista Way

Marketing Rmks: This bright and cheerful Carmel model home is situated on a large lot and is ready for occupancy. Offering 2 bedrooms, 2 baths, plus inside laundry room. The flooring with carpet in bedrooms, tile in the kitchen, laminate in the living area, Bay windows in the Master bedroom and kitchen nook. Located in Trilogy Gated Community 55+

TIC:	No	PUD:	Yes	Com Int Dev:	Yes	Probate Sale:	No
On Market Date:	04/20/18	Contingent Date:		Pending Date:		Off Mkt Date:	
COE Date:		DOM/CDOM:	25/25			Selling Price:	
District:		Elem:		Jr/Middle:		High:	
HOA:	Yes	Amount:	\$132.00 / Monthly	Fee Incl:	Grounds Maint,Management,Street		
Restrictions:	Exterior Alterations,Parking,Senior						
Current Rent:	\$0.00	Type:		Furnished:			
Requirements:				Min Lse Mos:		Max Lse Mos:	

Features

#Gar/CP Spaces: 2 / 0 **#Off St Spaces:**
Kitchen: Cooktop Stove, Dishwasher Incl., Microwave Incl., Refrigerator Incl.
Com/Rec Area:
Exterior: Stucco
Fencing: None
Fireplaces: None
Floors: Laminate, Part Carpet, Tile
Foundation:
Heat/Cool: Ceiling Fan(s), Central Air, Central Heat, Natural Gas
Laundry App: 220 V, Dryer Incl., Washer Incl.
Levels/Stories: 1 Story

Gar/Prkg: 2 Car, Attached
Lot Desc: Level
Other Rooms: None
Oth Structures: None
Pool Type:
Roof:
Sewer/Septic: Sewer Public
Utilities: Natural Gas, PG&E
Views:
Water Source: Water Public

Client One Page - Residential

21718347 360 Cedar Ridge Dr



[Additional Pictures](#)

Rio Vista	94571	Active	List Price:	\$340,000
Single Family / Detached			Orig List Price:	\$335,000
Bedrooms: 2			Selling Price:	
Baths F/H: 2(2/0)			DOM/CDOM:	273/273
Year Built: 1999/Realist Public Rec			Fireplace:	No
Approx SF: 1382/Realist Public Rec			Pool:	Yes
Lot SF/Ac: 4948/0.1136			Style:	Contemporary
Sale Cond: Offer As Is				
Client Notes:			2nd Unit on Lot:	No
			Subdivision:	Trilogy
			APN:	0176-193-210
			Zoning:	
			Unit Blk Lot:	
			Senior: Yes	Blt/Rmd Green:
Cross Street: Summerset Drive			TBrosMap:	,

Directions: Hwy 12 to Trilogy, Right on Summerset Drive, Left on Cedar Ridge Drive.

Marketing Rmks: Wonderful Occasion! Trilogy @ Rio Vista an active adult community with secured gate access. Beautifully maintained Shea Homes Spinnaker model, has 2 bedrooms, 2 baths, den, inside laundry room with sink, 2 car garage, nicely upgraded kitchen, tile and laminate flooring, window coverings throughout, bay windows

TIC:	No	PUD:	Yes	Com Int Dev:	Yes	Probate Sale:	No
On Market Date:	08/03/17	Contingent Date:		Pending Date:		Off Mkt Date:	
COE Date:		DOM/CDOM:	273/273			Selling Price:	
District:		Elem:		Jr/Middle:		High:	
HOA:	Yes	Amount:	\$134.09 / Monthly	Fee Incl:	Grounds Maint,Management,Security,Street,Other		
Restrictions:	Number Pets,Senior						
Current Rent:	\$0.00	Type:		Furnished:			
Requirements:				Min Lse Mos:		Max Lse Mos:	

Features

#Gar/CP Spaces:	2 / 0	#Off St Spaces:		Gar/Prkg:	
Kitchen:	Cntr Stone Tile,Dishwasher Incl.,Disposal Incl,Gas Range Incl.,Refrigerator Incl.,Self-Clean Oven Incl				
Com/Rec Area:	BBQ Area,Club Room,Gym,Pool,Spa/Hot Tub,Tennis		Lot Desc:	Level	
Exterior:	Stucco		Other Rooms:	Den/Study	
Fencing:	Partial,Perimeter,Other		Oth Structures:	None	
Fireplaces:	None		Pool Type:	Comm Facility	
Floors:	Simulated Wood,Tile,W/W Carpet		Roof:		
Foundation:	Slab		Sewer/Septic:	Sewer Public	
Heat/Cool:	Ceiling Fan(s),Central Air,Central Heat,Fireplace(s)		Utilities:	City,DSL Available,Gas Water Heater,Internet Available,	
Laundry App:	Dryer Incl.,In Laundry Room,Laundry Tub,Washer Incl		Views:	None	
Levels/Stories:	1 Story		Water Source:	Water Public	

Client One Page - Residential

21810932 245 Sage Meadows Dr

Rio Vista 94571 Active List Price: \$352,500



Single Family / Detached
Bedrooms: 3
Baths F/H: 2(2/0)
Year Built: 2005/Realist Public Rec
Approx SF: 1439/Realist Public Rec
Lot SF/Ac: 4060/0.0932
Sale Cond: Offer As Is

Orig List Price: \$352,500
Selling Price:
DOM/CDOM: 13/13
Fireplace: No
Pool: No
Style: Contemporary

Client Notes:

2nd Unit on Lot: No
Subdivision:
APN: 0176-213-160
Zoning:
Unit Blk Lot:
Senior: Yes **Blt/Rmd Green:**

[Additional Pictures](#)

Cross Street: Foxwood

TBrosMap: ,

Directions: Hwy 12 to Summerset Rd, left at gate, left on Conway, right on Foxwood, left on Sage Meadows

Marketing Rmks: Popular Pebble Beach model with new exterior paint. Rare 3 bedroom, 2 baths, with oak cabinets and white tile counters. Somewhat of a private backyard, just waiting for your touches. This is an Active Adult Community, 55 plus.

TIC:	No	PUD:	Yes	Com Int Dev:	Yes	Probate Sale:	No
On Market Date:	05/02/18	Contingent Date:		Pending Date:		Off Mkt Date:	
COE Date:		DOM/CDOM:	13/13			Selling Price:	
District:		Elem:		Jr/Middle:		High:	
HOA:	Yes	Amount:	\$138.00 / Monthly	Fee Incl:	Management,Street		
Restrictions:	Number Pets,Senior						
Current Rent:	\$0.00	Type:		Furnished:			
Requirements:				Min Lse Mos:		Max Lse Mos:	

Features

#Gar/CP Spaces:	2 / 0	#Off St Spaces:	0	Gar/Prkg:	2 Car,Attached
Kitchen:	Dishwasher Incl.,Disposal Incl,Gas Range Incl.,Refrigerator Incl.				
Com/Rec Area:	BBQ Area,Club Room,Golf Course,Greenbelt,Gym,Putt				
Exterior:	Stucco	Lot Desc:	Level	Other Rooms:	None
Fencing:		Oth Structures:	None	Pool Type:	
Fireplaces:		Roof:	Tile	Sewer/Septic:	Sewer Public
Floors:	Part Carpet,Tile,Vinyl/Linoleum	Utilities:	Cable TV Available,DSL Available,Gas Water Heater,Int		
Foundation:	Slab	Views:		Water Source:	Water Public
Heat/Cool:	Central Air,Central Heat,Natural Gas				
Laundry App:	Dryer Incl.,In Laundry Room,Washer Incl				
Levels/Stories:	1 Story				

21812349 361 Crystal Downs Dr

Rio Vista 94571  Active

List Price: \$365,000



Single Family / Detached

Bedrooms: 2

Baths F/H: 2(2/0)

Year Built: 2003/Builder

Approx SF: 1439/Realist Public Rec

Lot SF/Ac: 5118/0.1175

Sale Cond: None

Orig List Price: \$365,000

Selling Price:

DOM/CDOM: 0/0

Fireplace: No

Pool: No

Style: Contemporary

Client Notes:

2nd Unit on Lot: No

Subdivision: Trilogy

APN: 0176-028-110

Zoning:

Unit Blk Lot:

Senior: Yes

Blt/Rmd Green:

Cross Street: Watson Hollow

TBrosMap:

[Additional Pictures](#)**Directions:** Hwy 12 to Trilogy. Lt on Summerset, Lt on Clubhouse, Rt on Spyglass, Lt on Gold Hills, Lt on Cry Dns**Marketing Rmks:** Super clean Pebble Beach style home in Trilogy. 2 bedrooms, 2 baths, den, upgraded flooring and window coverings throughout, covered patio and mostly fenced backyard.

TIC:	No	PUD:	Yes	Com Int Dev:	Yes	Probate Sale:	No
On Market Date:	05/15/18	Contingent Date:		Pending Date:		Off Mkt Date:	
COE Date:		DOM/CDOM:	0/0			Selling Price:	
District:		Elem:		Jr/Middle:		High:	
HOA:	Yes	Amount:	\$138.00 / Monthly	Fee Incl:	Management		
Restrictions:	Number Pets,Parking,Senior						
Current Rent:	\$0.00	Type:		Furnished:	None		
Requirements:				Min Lse Mos:		Max Lse Mos:	

Features

#Gar/CP Spaces:	2 / 0	#Off St Spaces:		Gar/Prkg:	2 Car,Garage,Attached,Auto Door
Kitchen:	Dishwasher Incl.,Disposal Incl,Gas Range Incl.,Microwave Incl.,Pantry,Refrigerator Incl.				
Com/Rec Area:	BBQ Area,Gym,Pool,Spa/Hot Tub,Tennis Court(s),Trail				
Exterior:	Stucco				
Fencing:	Partial				
Fireplaces:					
Floors:	Tile,W/W Carpet				
Foundation:	Slab				
Heat/Cool:	Central Air,Central Heat,Gas				
Laundry App:	Hookups only,In Laundry Room				
Levels/Stories:	1 Story				
				Lot Desc:	Other
				Other Rooms:	Den/Study
				Oth Structures:	None
				Pool Type:	Comm Facility
				Roof:	Tile
				Sewer/Septic:	Sewer Public
				Utilities:	Gas Water Heater,PG&E
				Views:	
				Water Source:	Water Public

Presented By: Ralene Nelson CA BRE License #01503588, 707-334-0699

Century 21 M&M and Associates CA BRE License #01873059, 707-374-3900

Information has not been verified, is not guaranteed, and is subject to change.

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Client One Page - Residential

21811509 400 Western Hills Dr

Rio Vista 94571  Active

List Price: \$368,888


[Additional Pictures](#)

Single Family / Detached
 Bedrooms: 2
 Baths F/H: 2(2/0)
 Year Built: 2000/Other
 Approx SF: 1767/Owner
 Lot SF/Ac: 5659/0.1299
 Sale Cond: Offer As Is

Orig List Price: \$368,888
 Selling Price:
 DOM/CDOM: 7/7
 Fireplace: Yes
 Pool: Yes
 Style: Contemporary

Client Notes:

2nd Unit on Lot: No
 Subdivision:
 APN: 0176-125-040
 Zoning:
 Unit Blk Lot:
 Senior: Yes Bit/Rmd Green:

Cross Street: Peachtree Ln

TBrosMap:

Directions: HWY12 - SUMMERSET RD - SUMMERSET DR - EDGEWOOD DR - BROCKTON - WESTERN HILLS - 400 WESTERN HILLS

Marketing Rmks: Beautiful home in a nice neighborhood. Good investment and a place to retire.

TIC:	Yes	PUD:	Yes	Com Int Dev:	Yes	Probate Sale:	No
On Market Date:	05/08/18	Contingent Date:		Pending Date:		Off Mkt Date:	
COE Date:		DOM/CDOM:	7/7			Selling Price:	
District:		Elem:		Jr/Middle:		High:	
HOA:	Yes	Amount:	\$137.70 / Monthly	Fee Incl:	External Bldg. Maint, Grounds Maint, Management, Secur		
Restrictions:							
Current Rent:	\$0.00	Type:		Furnished:	None		
Requirements:				Min Lse Mos:		Max Lse Mos:	

Features

#Gar/CP Spaces:	2 / 0	#Off St Spaces:		Gar/Prkg:	2 Car,Attached,Auto Door,Interior Access,Remote		
Kitchen:	220 V Wiring,Breakfast Area,Built-in Oven,Cntr Stone Composite,Cooktop Stove,Dishwasher Incl.,Gas Range Incl.,Microwave Inc						
Com/Rec Area:	Club Room,Golf Course,Gym,Pool,Putting Green(s)			Lot Desc:	Regular		
Exterior:	Stucco			Other Rooms:	Office		
Fencing:	None			Oth Structures:	Other		
Fireplaces:	1 Fireplace,Brick,Family Room,Gas Burning,Gas Starte			Pool Type:	Comm Facility,In Ground		
Floors:				Roof:	Tile		
Foundation:	Slab			Sewer/Septic:	Sewer Public		
Heat/Cool:	Central Air,Central Heat			Utilities:	Cable TV Available,City,Electric,Gas Water Heater,Inter		
Laundry App:	220 V,Hookups only,In Laundry Room			Views:			
Levels/Stories:	1 Story			Water Source:	Water Public		

Client One Page - Residential

21809238 501 Coronado Way

Rio Vista 94571 Active List Price: \$379,000


[Additional Pictures](#)

Single Family / Detached		Orig List Price:	\$379,000
Bedrooms: 2		Selling Price:	
Baths F/H: 2(2/0)		DOM/CDOM:	28/28
Year Built: 2005/Builder		Fireplace:	Yes
Approx SF: 1689/Realist Public Rec		Pool:	No
Lot SF/Ac: 5811/0.1334		Style:	Contemporary
Sale Cond: None			
Client Notes:		2nd Unit on Lot:	No
		Subdivision:	Trilogy
		APN:	0176-254-100
		Zoning:	
		Unit Blk Lot:	
		Senior: Yes	Blt/Rmd Green:
Cross Street: Twin Lakes		TBrosMap:	,

Directions: Hwy 12 to Trilogy. Rt on Summerset, Rt on Rutland, Lt on American Falls, Lt on Coronado.**Marketing Rmks:** Popular Hillsborough style home in Trilogy on great corner lot with fenced backyard, side covered patio, pop out box bay window in kitchen/nook, 2 bedrooms, 2 baths, den, 2 car garage.

TIC:	No	PUD:	Yes	Com Int Dev:	Yes	Probate Sale:	No
On Market Date:	04/17/18	Contingent Date:		Pending Date:		Off Mkt Date:	
COE Date:		DOM/CDOM:	28/28			Selling Price:	
District:		Elem:		Jr/Middle:		High:	
HOA:	Yes	Amount:	\$138.00 / Monthly	Fee Incl:	Management		
Restrictions:	Number Pets,Parking,Senior						
Current Rent:	\$0.00	Type:		Furnished:	None		
Requirements:				Min Lse Mos:		Max Lse Mos:	

Features

#Gar/CP Spaces:	2 / 0	#Off St Spaces:		Gar/Prkg:	2 Car,Garage,Attached,Auto Door,Interior Access,Side		
Kitchen:	Cntr Ceramic Tile,Dishwasher Incl.,Disposal Incl,Gas Range Incl.,Island,Microwave Incl.,Pantry,Refrigerator Incl.,Self-Clean Oven						
Com/Rec Area:	BBQ Area,Gym,Pool,Spa/Hot Tub,Tennis Court(s),Trail			Lot Desc:	Corner		
Exterior:	Stucco			Other Rooms:	Den/Study		
Fencing:	Perimeter			Oth Structures:	None		
Fireplaces:	1 Fireplace,Family Room,Gas Burning			Pool Type:	Comm Facility		
Floors:	Tile,W/W Carpet			Roof:	Tile		
Foundation:	Slab			Sewer/Septic:	Sewer Public		
Heat/Cool:	Central Air,Central Heat			Utilities:	Gas Water Heater,PG&E		
Laundry App:	Hookups only,In Laundry Room			Views:			
Levels/Stories:	1 Story			Water Source:	Water Public		

Client One Page - Residential

21802283 356 Southern Hills Dr



[Additional Pictures](#)

Rio Vista	94571	Active	List Price:	\$384,000
Single Family / Detached			Orig List Price:	\$410,000
Bedrooms: 2			Selling Price:	
Baths F/H: 2(2/0)			DOM/CDOM:	78/78
Year Built: 2003/Realist Public Rec			Fireplace:	Yes
Approx SF: 1767/Realist Public Rec			Pool:	No
Lot SF/Ac: 6264/0.1438			Style:	Contemporary
Sale Cond: None				
Client Notes:			2nd Unit on Lot:	No
			Subdivision:	
			APN:	0176-024-220
			Zoning:	
			Unit Blk Lot:	
			Senior: Yes	Blt/Rmd Green:
Cross Street: Somerset			TBrosMap:	,

Directions: North on Summerset to Southern Hills

Marketing Rmks: Almost 1800 square feet of living space with this open Belmont floorplan. Upgraded engineered wood flooring in all common areas and carpet in the bedrooms. Double patios with one patio off the great room and the second, secluded off the master bedroom. This is a must visit....

TIC:	No	PUD:	Yes	Com Int Dev:	Yes	Probate Sale:	Yes
On Market Date:	02/02/18	Contingent Date:		Pending Date:		Off Mkt Date:	
COE Date:		DOM/CDOM:	78/78			Selling Price:	
District:		Elem:		Jr/Middle:		High:	
HOA:	Yes	Amount:	\$135.00 / Monthly	Fee Incl:	None		
Restrictions:	Senior						
Current Rent:	\$0.00	Type:		Furnished:			
Requirements:				Min Lse Mos:		Max Lse Mos:	

Features

#Gar/CP Spaces:	2 / 0	#Off St Spaces:		Gar/Prkg:	2 Car
Kitchen:				Lot Desc:	Regular
Com/Rec Area:				Other Rooms:	None
Exterior:	Stucco			Oth Structures:	None
Fencing:				Pool Type:	
Fireplaces:	1 Fireplace,Gas Starter,Living Room			Roof:	
Floors:				Sewer/Septic:	Sewer Public
Foundation:				Utilities:	PG&E
Heat/Cool:	Central Heat			Views:	
Laundry App:	Hookups only			Water Source:	Water Public
Levels/Stories:	1 Story				

Client One Page - Residential

21807305 210 Riverside Dr


[Additional Pictures](#)

Rio Vista

94571

Active

List Price: \$405,000

Single Family / Detached

Bedrooms: 2

Baths F/H: 2(2/0)

Year Built: 2005/Realist Public Rec

Approx SF: 2048/Realist Public Rec

Lot SF/Ac: 4948/0.1136

Sale Cond: None

Orig List Price: \$415,000

Selling Price:

DOM/CDOM: 48/48

Fireplace: Yes

Pool: No

Style: Other

Client Notes:

2nd Unit on Lot: No

Subdivision: Trilogy

APN: 0176-264-100

Zoning:

Unit Blk Lot:

Senior: Yes

Blt/Rmd Green:

Cross Street: Conway

TBrosMap: ,

Directions: Hwy 12 to Trilogy Rio Vista. Left/Summerset Dr. RT/Conway, LT/Riverside

Marketing Rmks: This spacious Burlingame boasts a charming blend of warm tones & beautiful upgrades. Hardwood floors in the dining room, kitchen, and halls with carpeting in the bedrooms, den, living, and family rooms. Large gourmet kitchen/family room combo with big central island, breakfast nook, and fireplace. Gorgeous cherry wood cabinets throughout, plantation shutters, lighted ceiling fans, a huge stamped concrete patio with two covered areas, and more.

TIC:	No	PUD:	Yes	Com Int Dev:	Yes	Probate Sale:	No
On Market Date:	03/28/18	Contingent Date:		Pending Date:		Off Mkt Date:	
COE Date:		DOM/CDOM:	48/48			Selling Price:	
District:		Elem:		Jr/Middle:		High:	
HOA:	Yes	Amount:	\$138.00 / Monthly	Fee Incl:	Management,Street,Other		
Restrictions:	Number Pets,Senior						
Current Rent:	\$0.00	Type:		Furnished:			
Requirements:				Min Lse Mos:		Max Lse Mos:	

Features

#Gar/CP Spaces:	2 / 0	#Off St Spaces:		Gar/Prkg:	2 Car,Garage,Attached,Auto Door,Interior Access
Kitchen:	Breakfast Area,Cntr Stone Composite,Dishwasher Incl.,Disposal Incl,Gas Range Incl.,Hood Over Range,Island,Refrigerator Incl.			Lot Desc:	Level
Com/Rec Area:	BBQ Area,Exercise Court,Game Court-Int,Game Court-			Other Rooms:	Den/Study
Exterior:	Stucco			Oth Structures:	None
Fencing:				Pool Type:	Comm Facility
Fireplaces:	1 Fireplace,Family Room,Gas Burning			Roof:	Tile
Floors:	Hardwood,W/W Carpet			Sewer/Septic:	Sewer Public
Foundation:	None			Utilities:	Cable TV Available,City,Electric,Gas Water Heater,Inter
Heat/Cool:	Central Air,Central Heat			Views:	
Laundry App:	220 V,Dryer Incl.,Gas,In Laundry Room,Washer Incl			Water Source:	Water Public
Levels/Stories:	1 Story				

Presented By: Ralene Nelson CA BRE License #01503588, 707-334-0699

Century 21 M&M and Associates CA BRE License #01873059, 707-374-3900

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Client One Page - Residential

21802411 317 Crystal Downs Dr



[Additional Pictures](#)

Rio Vista	94571	Active	List Price:	\$415,000
Single Family / Detached			Orig List Price:	\$415,000
Bedrooms: 2			Selling Price:	
Baths F/H: 2(2/0)			DOM/CDOM:	99/99
Year Built: 2003/Builder			Fireplace:	Yes
Approx SF: 2031/Realist Public Rec			Pool:	No
Lot SF/Ac: 5850/0.1343			Style:	Contemporary
Sale Cond: None				
Client Notes:			2nd Unit on Lot:	No
			Subdivision:	Trilogy
			APN:	0176-032-160
			Zoning:	
			Unit Blk Lot:	
			Senior: Yes	Blt/Rmd Green:
Cross Street: Glenn Lakes			TBrosMap:	

Directions: Thru front gate, Lt on Summerset, Lt on Clubhs, Lt on Spyglass, Rt on Glenn Lakes, Rt on Crystal Dns
Marketing Rmks: Popular Windsor style home with 10' ceilings throughout, 2 bedrooms, 2 bath and den, large 2 car garage. Relax in the back yard with sunny patio. Step into the En Suite Master bath, complete with shower, double sink vanity and soaking tub. The guest bedroom sits right next to the guest bath and the den has privacy doors. Golf Cart Included with Purchase!

TIC:	No	PUD:	Yes	Com Int Dev:	Yes	Probate Sale:	No
On Market Date:	02/05/18	Contingent Date:		Pending Date:		Off Mkt Date:	
COE Date:		DOM/CDOM:	99/99			Selling Price:	
District:		Elem:		Jr/Middle:		High:	
HOA:	Yes	Amount:	\$135.00 / Monthly	Fee Incl:	Management		
Restrictions:	Number Pets,Parking,Senior						
Current Rent:	\$0.00	Type:		Furnished:	None		
Requirements:				Min Lse Mos:		Max Lse Mos:	

Features

#Gar/CP Spaces:	2 / 0	#Off St Spaces:		Gar/Prkg:	2 Car,Garage,Attached,Auto Door,Interior Access,Side		
Kitchen:	Dishwasher Incl.,Disposal Incl,Double Oven Incl.,Gas Range Incl.,Hood Over Range,Island,Microwave Incl.,Self-Clean Oven Incl						
Com/Rec Area:	BBQ Area,Gym,Pool,Spa/Hot Tub,Tennis Court(s),Trail			Lot Desc:	Other		
Exterior:	Stucco			Other Rooms:	Den/Study		
Fencing:	None			Oth Structures:	None		
Fireplaces:	1 Fireplace,Family Room,Gas Burning			Pool Type:	Comm Facility		
Floors:	Tile,W/W Carpet			Roof:	Tile		
Foundation:	Slab			Sewer/Septic:	Sewer Public		
Heat/Cool:	Ceiling Fan(s),Central Air,Central Heat			Utilities:	Gas Water Heater,PG&E		
Laundry App:	Hookups only,In Laundry Room,Laundry Tub			Views:	None		
Levels/Stories:	1 Story			Water Source:	Water Public		

Client One Page - Residential

21808716 217 Shearwater Dr


[Additional Pictures](#)

Rio Vista 94571 Active List Price: \$417,000

Single Family / Detached		Orig List Price: \$420,000
Bedrooms: 2		Selling Price:
Baths F/H: 2(2/0)		DOM/CDOM: 34/34
Year Built: 2017/Realist Public Rec		Fireplace: No
Approx SF: 1853/Realist Public Rec		Pool: No
Lot SF/Ac: 5223/0.1199		Style: Other
Sale Cond: None		
Client Notes:		2nd Unit on Lot: No
		Subdivision: Trilogy
		APN: 0176-533-030
		Zoning:
		Unit Blk Lot:
		Senior: Yes Blt/Rmd Green:
Cross Street: Waterwood		TBrosMap: ,

Directions: Hwy 12 to Trilogy Rio Vista. RT/Summerset, RT/Waterwood, RT/Shearwater

Marketing Rmks: This pristine 2017 solar powered Reflect with outdoor-centric floor plan boasts the gourmet kitchen upgrade with beech cabinetry, slide-out shelves, soft close drawers, and gorgeous quartz countertops. Includes lovely tile flooring in all but the bedrooms and private den with double doors, a master bed with bay window and large walk-in closet with half-door access to the laundry room, and a terrific private patio in back with no rear neighbors.

TIC: No	PUD: Yes	Com Int Dev: Yes	Probate Sale: No
On Market Date: 04/11/18	Contingent Date:	Pending Date:	Off Mkt Date:
COE Date:	DOM/CDOM: 34/34		Selling Price:
District:	Elem:	Jr/Middle:	High:
HOA: Yes	Amount: \$138.00 / Monthly	Fee Incl: Management,Security,Other	
Restrictions: Number Pets,Senior			
Current Rent: \$0.00	Type:	Furnished:	
Requirements:		Min Lse Mos:	Max Lse Mos:

Features

#Gar/CP Spaces: 2 / 0	#Off St Spaces:	Gar/Prkg: 2 Car,Garage,Attached,Auto Door,Interior Access
Kitchen: 220 V Wiring,Breakfast Area,Cntr Stone Composite,Dishwasher Incl.,Disposal Incl,Electric Range Incl.,Hood Over Range,Island		
Com/Rec Area: BBQ Area,Exercise Court,Game Court-Int,Game Court-	Lot Desc: Level	
Exterior: Stucco	Other Rooms: Office	
Fencing: Complete	Oth Structures: None	
Fireplaces:	Pool Type: Comm Facility	
Floors: Tile,W/W Carpet	Roof: Tile	
Foundation: Slab	Sewer/Septic: Sewer Public	
Heat/Cool: Ceiling Fan(s),Central Air,Central Heat,Solar	Utilities: Electric,Gas Water Heater,Internet Available,PG&E,Sola	
Laundry App: Hookups only,In Laundry Room,Laundry Tub	Views:	
Levels/Stories: 1 Story	Water Source: Water Public	

Client One Page - Residential

21806009 750 Osprey Ridge Dr

Rio Vista 94571  Active

List Price: \$425,000

[Additional Pictures](#)

Single Family / Detached
Bedrooms: 2
Baths F/H: 2(2/0)
Year Built: 2015/Builder
Approx SF: 1837/Builder
Lot SF/Ac: 5446/0.1250
Sale Cond: Offer As Is

Orig List Price: \$425,000
Selling Price:
DOM/CDOM: 61/61
Fireplace: Yes
Pool: No
Style: Contemporary

Client Notes:

2nd Unit on Lot: No
Subdivision:
APN: 0176-482-080
Zoning:
Unit Blk Lot:
Senior: Yes **Blt/Rmd Green:**

Cross Street: Waterwood Way**TBrosMap:** ,**Directions:** Hwy 12 to Summerset Rd, right at gate onto Summerset Dr, left on Waterwood to Osprey Ridge

Marketing Rmks: Bring your clubs, golf cart is included, this beautiful Reflect model is 3 yrs new, with all weather patio/cover with cart path to patio. Backyard does not look into another patio. Quartz counters w/Beech Sierra stained cabinets & stainless appliances. 2 sided fireplace lounge upgrade provides ambiance in both den and lounge. Wood blinds throughout, tile entry, kitchen & carpet in bedrooms & great room. Water conditioner & osmosis. Solar

TIC:	No	PUD:	Yes	Com Int Dev:	Yes	Probate Sale:	No
On Market Date:	03/15/18	Contingent Date:		Pending Date:		Off Mkt Date:	
COE Date:		DOM/CDOM:	61/61			Selling Price:	
District:		Elem:		Jr/Middle:		High:	
HOA:	Yes	Amount:	\$138.00 / Monthly	Fee Incl:	Management,Street,Other		
Restrictions:	Number Pets,Senior						
Current Rent:	\$0.00	Type:		Furnished:			
Requirements:				Min Lse Mos:		Max Lse Mos:	

Features

#Gar/CP Spaces:	2 / 0	#Off St Spaces:	0	Gar/Prkg:	2 Car,Attached
Kitchen:	220 V Wiring,Cntr Stone Composite,Cont Clean Oven Incl,Cooktop Stove,Dishwasher Incl.,Disposal Incl,Double Oven Incl.,Hood				
Com/Rec Area:	BBQ Area,Golf Course,Greenbelt,Gym,Pool,Putting Gr				
Exterior:	Stucco				
Fencing:					
Fireplaces:	Gas Burning,Two-Way				
Floors:	Part Carpet,Tile				
Foundation:	Slab				
Heat/Cool:	Ceiling Fan(s),Central Air,Central Heat,Fireplace(s),Nat				
Laundry App:	Dryer Incl.,Electric,In Laundry Room,Laundry Tub,Was				
Levels/Stories:	1 Story				
		Lot Desc:	Level		
		Other Rooms:	Den/Study		
		Oth Structures:	None		
		Pool Type:			
		Roof:	Tile		
		Sewer/Septic:	Sewer Public		
		Utilities:	DSL Available,Gas Water Heater,Internet Available,Nat		
		Views:	None		
		Water Source:	Water Public		

Client One Page - Residential

21811773 654 Deerfield Way


[Additional Pictures](#)

Rio Vista

94571 N Active

List Price: \$437,500

Single Family / Detached

Bedrooms: 2

Baths F/H: 3(2/1)

Year Built: 1999/Realist Public Rec

Approx SF: 1864/Realist Public Rec

Lot SF/Ac: 6926/0.1590

Sale Cond: None

Orig List Price: \$437,500

Selling Price:

DOM/CDOM: 6/6

Fireplace: Yes

Pool: Yes

Style: Traditional

Client Notes:

2nd Unit on Lot: No

Subdivision: Trilogy

APN: 0176-142-060

Zoning:

Unit Blk Lot:

Senior: Yes

Blt/Rmd Green:

Cross Street: Cypress

TBrosMap: ,

Directions: Summerset to Cypress to Deerfield

Marketing Rmks: From the moment you enter this exceptional Catamaran style home, you will be impressed by its classic beauty and custom details!! Great room with built-in's, fireplace/mantle, large picture window and ceiling fan, open to updated kitchen with under mount sink, new fixtures and quartz countertops. Formal dining room. Master suite with double door entry, a second master plus den with privacy doors. Large patio overlooking incredible lake views

TIC:	No	PUD:	Yes	Com Int Dev:	No	Probate Sale:	No
On Market Date:	05/09/18	Contingent Date:		Pending Date:		Off Mkt Date:	
COE Date:		DOM/CDOM:	6/6			Selling Price:	
District:		Elem:		Jr/Middle:		High:	
HOA:	Yes	Amount:	\$137.00 / Monthly	Fee Incl:	Management,Security		
Restrictions:	Board Approval,Number Pets,Parking,Senior,Signs						
Current Rent:	\$0.00	Type:		Furnished:	None		
Requirements:				Min Lse Mos:		Max Lse Mos:	

Features

#Gar/CP Spaces:	2 / 0	#Off St Spaces:		Gar/Prkg:	2 Car
Kitchen:	220 V Wiring,Breakfast Area,Cont Clean Oven Incl,Dishwasher Incl.,Microwave Incl.				
Com/Rec Area:	Club Room,Golf Course,Gym,Pool,Putting Green(s),Sp				
Exterior:	Plaster	Lot Desc:	Level	Other Rooms:	Den/Study,Guest Suite
Fencing:	None	Oth Structures:	None	Pool Type:	Comm Facility
Fireplaces:	1 Fireplace,Living Room	Roof:	Tile	Sewer/Septic:	Sewer Public
Floors:	Tile,Vinyl/Linoleum,W/W Carpet	Utilities:	Cable TV Available,City,DSL Available,Electric,Gas Wat		
Foundation:	Slab	Views:	Lake,Park		
Heat/Cool:	Ceiling Fan(s),Central Air,Fireplace(s),Gas	Water Source:	Water District,Water Public		
Laundry App:	220 V,Electric,In Laundry Room				
Levels/Stories:	1 Story				

Presented By: Ralene Nelson CA BRE License #01503588, 707-334-0699

Century 21 M&M and Associates CA BRE License #01873059, 707-374-3900

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Client One Page - Residential

21803647 230 Magnolia Dr



[Additional Pictures](#)

Rio Vista	94571	Active	List Price:	\$449,900
Single Family / Detached			Orig List Price:	\$460,000
Bedrooms: 2			Selling Price:	
Baths F/H: 2(2/0)			DOM/CDOM:	87/87
Year Built: 2008/Realist Public Rec			Fireplace:	No
Approx SF: 1864/Realist Public Rec			Pool:	Yes
Lot SF/Ac: 5014/0.1151			Style:	Traditional
Sale Cond: None				
Client Notes:			2nd Unit on Lot:	No
			Subdivision:	
			APN:	0176-211-030
			Zoning:	
			Unit Blk Lot:	
			Senior: Yes	Blt/Rmd Green:
Cross Street: Foxwood			TBrosMap:	,

Directions: Summerset Dr. to Conway Dr. to Foxwood Dr. to Magnolia Dr.

Marketing Rmks: Lovely, energy-efficient Trilogy's San Carlos model (1864 sq ft, built 2008) in an over-55 active community with numerous amenities, and, on the Golf course with excellent views. Plus, wholly owned roof solar panels results in lowest monthly electric bills, plantation shutters, split plan bedrooms, stunning skylight in separate Dining room, a Den for visiting relatives and/or office, 10' ceilings, and so much more. Come see! Call us with questions

TIC:	No	PUD:	Yes	Com Int Dev:	Yes	Probate Sale:	No
On Market Date:	02/17/18	Contingent Date:		Pending Date:		Off Mkt Date:	
COE Date:		DOM/CDOM:	87/87			Selling Price:	
District:		Elem:		Jr/Middle:		High:	
HOA:	Yes	Amount:	\$135.00 / Monthly	Fee Incl:	Management		
Restrictions:							
Current Rent:	\$0.00	Type:		Furnished:			
Requirements:				Min Lse Mos:		Max Lse Mos:	

Features

#Gar/CP Spaces: 2 / 0	#Off St Spaces:	Gar/Prkg:	
Kitchen:		Lot Desc:	Level
Com/Rec Area:		Other Rooms:	Den/Study
Exterior: Stucco		Oth Structures:	None
Fencing:		Pool Type:	Comm Facility
Fireplaces:		Roof:	
Floors:		Sewer/Septic:	Sewer Public
Foundation:		Utilities:	None
Heat/Cool: Central Air,Central Heat		Views:	
Laundry App: 220 V,In Laundry Room		Water Source:	Water Public
Levels/Stories: 1 Story			

21811132 1078 WATERWOOD Dr

Rio Vista 94571 Active List Price: \$455,000


[Additional Pictures](#)
Single Family / Detached**Bedrooms:** 2**Baths F/H:** 3(2/1)**Year Built:** 2002/Realist Public Rec**Approx SF:** 1894/Realist Public Rec**Lot SF/Ac:** 5850/0.1343**Sale Cond:** None**Orig List Price:** \$455,000**Selling Price:****DOM/CDOM:** 10/10**Fireplace:** No**Pool:** Yes**Style:** Traditional**Client Notes:****2nd Unit on Lot:** No**Subdivision:** Trilogy**APN:** 0176-171-060**Zoning:****Unit Blk Lot:****Senior:** Yes**Blt/Rmd Green:****Cross Street:** Cedar Ridge Drive**TBrosMap:** ,**Directions:** Hwy 12 to Trilogy Rio Vista, thru gate, R Summerset, R Waterwood

Marketing Rmks: Beautiful updated home on the 10th fairway. Granite counters, hardwood flooring, updated lighting, glass vessel sinks in baths, custom interior paint, ceiling fans, and plantation shutters are just some of the delightful details in this fine home. The backyard overlooks the golf course, is fully fenced, and includes a delightful covered patio. This is a terrific home that is ready for you to move in!

TIC:	No	PUD:	Yes	Com Int Dev:	Yes	Probate Sale:	No
On Market Date:	05/05/18	Contingent Date:		Pending Date:		Off Mkt Date:	
COE Date:		DOM/CDOM:	10/10			Selling Price:	
District:		Elem:		Jr/Middle:		High:	
HOA:	Yes	Amount:	\$135.00 / Monthly	Fee Incl:	Management,Street		
Restrictions:	Exterior Alterations, Guests, Number Pets, Parking, Senior, Signs						
Current Rent:	\$0.00	Type:		Furnished:	None		
Requirements:				Min Lse Mos:		Max Lse Mos:	

Features

#Gar/CP Spaces:	2 / 0	#Off St Spaces:		Gar/Prkg:	2 Car,Garage,Attached,Interior Access,Golf Cart,Side b		
Kitchen:	Breakfast Area,Cntr Stone Slab,Dishwasher Incl.,Disposal Incl,Gas Range Incl.,Ice Maker Incl,Microwave Incl.,Pantry,Refrigerator						
Com/Rec Area:	BBQ Area,Club Room,Exercise Court,Game Court-Ext,			Lot Desc:	Level		
Exterior:	Stucco			Other Rooms:	Den/Study,Guest Suite		
Fencing:	Complete			Oth Structures:	None		
Fireplaces:	Gas Burning,Living Room			Pool Type:	Comm Facility,In Ground,Indoor,Lap Pool		
Floors:	Hardwood,W/W Carpet			Roof:	Tile		
Foundation:	Slab			Sewer/Septic:	Sewer Public		
Heat/Cool:	Ceiling Fan(s),Central Air,Central Heat			Utilities:	DSL Available,Electric,Gas Water Heater,Internet Availa		
Laundry App:	220 V,Gas,Hookups only			Views:	Golf Course,Other		
Levels/Stories:	1 Story			Water Source:	Water Public		

Presented By: Ralene Nelson CA BRE License #01503588, 707-334-0699

Century 21 M&M and Associates CA BRE License #01873059, 707-374-3900

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Client One Page - Residential

21810897 139 Cedar Ridge Dr


[Additional Pictures](#)

Rio Vista 94571 Active List Price: \$470,000

Single Family / Detached		Orig List Price:	\$470,000
Bedrooms: 2		Selling Price:	
Baths F/H: 3(2/1)		DOM/CDOM:	13/13
Year Built: 2001/Realist Public Rec		Fireplace:	Yes
Approx SF: 2065/Realist Public Rec		Pool:	No
Lot SF/Ac: 5850/0.1343		Style:	Contemporary
Sale Cond: None			
Client Notes:		2nd Unit on Lot:	No
		Subdivision:	
		APN:	0176-177-060
		Zoning:	
		Unit Blk Lot:	
		Senior: Yes	Blt/Rmd Green:
Cross Street: Waterwood Drive		TBrosMap:	,

Directions: Hwy 12 to Trilogy Rio Vista, RT Summerset, RT Waterwood, LFT Cedar Ridge

Marketing Rmks: Situated at the 11th tee, this Grand Bank enjoys golf course views from almost every room. Newly painted exterior and interior, an inviting flagstone entry walkway, a gas burning fireplace in the family room & wired for surround sound, granite slab counters in kitchen, 2 master suites, a powder room, a den with privacy doors, a 2.5 car garage for your cars and golf cart, and an extended, covered and fenced backyard patio to enjoy the open views!

TIC:	No	PUD:	Yes	Com Int Dev:	Yes	Probate Sale:	No
On Market Date:	05/02/18	Contingent Date:		Pending Date:		Off Mkt Date:	
COE Date:		DOM/CDOM:	13/13			Selling Price:	
District:		Elem:		Jr/Middle:		High:	
HOA:	Yes	Amount:	\$138.00 / Monthly	Fee Incl:	Management,Street,Other		
Restrictions:	Number Pets,Senior						
Current Rent:	\$0.00	Type:		Furnished:			
Requirements:				Min Lse Mos:		Max Lse Mos:	

Features

#Gar/CP Spaces:	2 / 0	#Off St Spaces:		Gar/Prkg:	
Kitchen:	Dishwasher Incl.,Microwave Incl.				
Com/Rec Area:	BBQ Area,Exercise Court,Game Court-Int,Game Court-				
Exterior:	Stucco				
Fencing:					
Fireplaces:	1 Fireplace,Family Room				
Floors:	Part Carpet,Vinyl/Linoleum				
Foundation:	Slab				
Heat/Cool:	Central Air,Central Heat				
Laundry App:	In Laundry Room				
Levels/Stories:	1 Story				
		Lot Desc:	Level		
		Other Rooms:	Den/Study		
		Oth Structures:	None		
		Pool Type:	Comm Facility		
		Roof:	Cement,Tile		
		Sewer/Septic:	Sewer Public		
		Utilities:	Gas Water Heater,Internet Available,PG&E		
		Views:	Golf Course		
		Water Source:	Water Public		

Client One Page - Residential

21810382 403 Saddle Rock Ln


[Additional Pictures](#)

Rio Vista 94571 Active List Price: \$523,900

Single Family / Attached
Bedrooms: 2
Baths F/H: 3(2/1)
Year Built: 2013/Realist Public Rec
Approx SF: 2617/Not Verified
Lot SF/Ac: 6055/0.1390
Sale Cond: None

Orig List Price: \$523,900
Selling Price:
DOM/CDOM: 14/14
Fireplace: No
Pool: Yes
Style: Contemporary

Client Notes:

2nd Unit on Lot: No
Subdivision:
APN: 0176-353-120
Zoning:
Unit Blk Lot:
Senior: Yes **Blt/Rmd Green:**

Cross Street: Silver Ridge Drive**TBrosMap:** ,**Directions:** Highway 12. Trilogy Entrance. 1 1.5 miles North of Rio Vista.

Marketing Rmks: See video!! Rare Find! Petaluma Model w/Courtyard. Prestigious Trilogy Senior Community. This solar powered single story offers an open floor plan w/updated tile flooring, Plantation Shutters & recessed lighting throughout with room additions- a Den and a Retreat room. Gourmet kitchen shines with updated cabinetry, granite counter tops, tile backsplash & large island onto the family room. Secluded garden patio features a built-in BBQ & waterfall.

TIC:	No	PUD:	No	Com Int Dev:	No	Probate Sale:	No
On Market Date:	05/01/18	Contingent Date:		Pending Date:		Off Mkt Date:	
COE Date:		DOM/CDOM:	14/14			Selling Price:	
District:		Elem:		Jr/Middle:		High:	
HOA:	Yes	Amount:	\$140.00 / Monthly	Fee Incl:	Grounds Maint		
Restrictions:	Senior						
Current Rent:	\$0.00	Type:		Furnished:			
Requirements:				Min Lse Mos:		Max Lse Mos:	

Features

#Gar/CP Spaces:	2 / 0	#Off St Spaces:		Gar/Prkg:	2 Car
Kitchen:	220 V Wiring,Breakfast Area,Built-in Oven,Cntr Stone Composite,Cooktop Stove,Dishwasher Incl.,Disposal Incl,Electric Range In				
Com/Rec Area:	Club Room,Golf Course,Greenbelt,Gym,Pool,Recreatio				
Exterior:	Stucco	Lot Desc:	Level,Zero Lot Line		
Fencing:	Other	Other Rooms:	Den/Study,Office		
Fireplaces:		Oth Structures:	Shed(s)		
Floors:	Tile,W/W Carpet	Pool Type:	Comm Facility,Indoor		
Foundation:	Concrete Grid	Roof:	Cement		
Heat/Cool:	Central Air,Central Heat,Solar	Sewer/Septic:	Sewer Public		
Laundry App:	220 V,Electric,In Laundry Room	Utilities:	Cable TV Available,Gas Water Heater,Internet Available		
Levels/Stories:	1 Story	Views:	City,Lights		
		Water Source:	Water Public		

Client One Page - Residential

21807326 360 Indianwood Way


[Additional Pictures](#)
Rio Vista 94571 Contingent - Rele List Price: \$385,000

Single Family / Detached
Bedrooms: 2
Baths F/H: 2(2/0)
Year Built: 2003/Realist Public Rec
Approx SF: 1767/Realist Public Rec
Lot SF/Ac: 6495/0.1491
Sale Cond: None

Orig List Price: \$385,000
Selling Price:
DOM/CDOM: 47/47
Fireplace: Yes
Pool: No
Style: Other

Client Notes:

2nd Unit on Lot: No
Subdivision: Trilogy
APN: 0176-052-020
Zoning:
Unit Blk Lot:
Senior: Yes **Blt/Rmd Green:**

Cross Street: Southern Hills**TBrosMap:** ,**Directions:** Hwy 12 to Trilogy Rio Vista. Left/Summerset Dr., Left/Southern Hills, Left/Indianwood

Marketing Rmks: An attractive Belmont on a corner lot close to the Vista Clubhouse with nice laminate and tile flooring, kitchen with large central peninsula, dining area with roman columns, a comfortable den with wrap around bay windows, a lovely fireplace in the great room, master bedroom with private slider and patio, a spacious 2.5 car garage with storage cabinetry, and large fully fenced backyard with 2 covered patios with attractive flagstone extensions.

TIC:	No	PUD:	Yes	Com Int Dev:	Yes	Probate Sale:	No
On Market Date:	03/29/18	Contingent Date:	05/10/18	Pending Date:		Off Mkt Date:	
COE Date:		DOM/CDOM:	47/47			Selling Price:	
District:		Elem:		Jr/Middle:		High:	
HOA:	Yes	Amount:	\$138.00 / Monthly	Fee Incl:	Management,Street,Other		
Restrictions:	Number Pets,Senior						
Current Rent:	\$0.00	Type:		Furnished:			
Requirements:				Min Lse Mos:		Max Lse Mos:	

Features

#Gar/CP Spaces:	2 / 0	#Off St Spaces:		Gar/Prkg:	2 Car,Garage,Attached,Auto Door,Interior Access,Golf
Kitchen:	Breakfast Area,Cntr Ceramic Tile,Dishwasher Incl.,Disposal Incl,Gas Range Incl.,Hood Over Range,Microwave Incl.,Refrigerator I			Lot Desc:	Upslope,Level
Com/Rec Area:	BBQ Area,Exercise Court,Game Court-Int,Game Court-			Other Rooms:	Den/Study
Exterior:	Stucco			Oth Structures:	None
Fencing:	Complete			Pool Type:	Comm Facility
Fireplaces:	1 Fireplace,Family Room,Gas Burning			Roof:	Tile
Floors:	Laminate,Tile			Sewer/Septic:	Sewer Public
Foundation:	Slab			Utilities:	City,Gas Water Heater,PG&E
Heat/Cool:	Central Air,Central Heat			Views:	
Laundry App:	Dryer Incl.,Electric,Hookups only,In Laundry Room,Wa			Water Source:	Water Public
Levels/Stories:	1 Story				

Client One Page - Residential

21811112 362 Silver Ridge Dr



[Additional Pictures](#)

Rio Vista 94571 Contingent - Rele List Price: \$395,000

Single Family / Detached		Orig List Price:	\$395,000
Bedrooms: 2		Selling Price:	
Baths F/H: 2(2/0)		DOM/CDOM:	12/12
Year Built: 2016/Realist Public Rec		Fireplace:	No
Approx SF: 1478/Realist Public Rec		Pool:	No
Lot SF/Ac: 5554/0.1275		Style:	Other
Sale Cond: None			
Client Notes:		2nd Unit on Lot:	No
		Subdivision:	Trilogy
		APN:	0176-514-030
		Zoning:	
		Unit Blk Lot:	
		Senior: Yes	Blt/Rmd Green:
Cross Street: Diamond Hills		TBrosMap:	

Directions: Hwy 12 to Summerset RD. Thru gate, RT/Summerset, RT/Diamond Hills, RT/Silver Rdg
Marketing Rmks: A like-new 2016 Solar Powered Solana with gorgeous wood emulating tile flooring in all but the bedrooms, gourmet kitchen package with extensive granite slab kitchen counters and dark stained beech wood cabinetry throughout, lovely den with double glass doors and built-in desktops and shelving, and gorgeous low maintenance landscaping in both the front and rear with a fully covered back patio, your own private putting green, and no rear neighbors.

TIC:	No	PUD:	Yes	Com Int Dev:	Yes	Probate Sale:	No
On Market Date:	05/03/18	Contingent Date:	05/09/18	Pending Date:		Off Mkt Date:	
COE Date:		DOM/CDOM:	12/12			Selling Price:	
District:		Elem:		Jr/Middle:		High:	
HOA:	Yes	Amount:	\$138.00 / Monthly	Fee Incl:	Management,Street,Other		
Restrictions:	Number Pets,Senior						
Current Rent:	\$0.00	Type:		Furnished:			
Requirements:				Min Lse Mos:		Max Lse Mos:	

Features

#Gar/CP Spaces: 2 / 0	#Off St Spaces:	Gar/Prkg:	2 Car,Garage,Attached,Auto Door,Interior Access
Kitchen:	Cntr Stone Slab,Dishwasher Incl.,Disposal Incl,Gas Range Incl.,Hood Over Range,Island,Microwave Incl.	Lot Desc:	Level
Com/Rec Area:	BBQ Area,Exercise Court,Game Court-Int,Game Court-	Other Rooms:	Den/Study
Exterior:	Stone,Stucco	Oth Structures:	None
Fencing:		Pool Type:	Comm Facility
Fireplaces:		Roof:	Tile
Floors:	Tile,W/W Carpet	Sewer/Septic:	Sewer Public
Foundation:	Slab	Utilities:	City,Gas Water Heater,Internet Available,PG&E,Solar
Heat/Cool:	Ceiling Fan(s),Central Air,Central Heat,Solar	Views:	
Laundry App:	220 V,Hookups only,In Laundry Room	Water Source:	Water Public
Levels/Stories:	1 Story		

Client One Page - Residential

21800564 371 Gold Hills Dr


[Additional Pictures](#)
Rio Vista 94571 Contingent - Rele List Price: \$420,000

Single Family / Detached
Bedrooms: 2
Baths F/H: 3(2/1)
Year Built: 2003/Realist Public Rec
Approx SF: 2483/Realist Public Rec
Lot SF/Ac: 6177/0.1418
Sale Cond: None

Orig List Price: \$430,000
Selling Price:
DOM/CDOM: 125/125
Fireplace: Yes
Pool: No
Style: Other

Client Notes:

2nd Unit on Lot: No
Subdivision: Trilogy
APN: 0176-022-040
Zoning:
Unit Blk Lot:
Senior: Yes **Blt/Rmd Green:**

Cross Street: Atlantic**TBrosMap:** ,**Directions:** Hwy 12 to Trilogy Rio Vista. LT/Summerset Dr. LT/Atlantic, LT/Gold Hills

Marketing Rmks: A lovely and spacious Asti situated on the 5th Fairway with vast open space views beyond. Features include the office bonus room option just off the main entry, gas fireplace in the family room with wood burning outdoor fireplace in the gated courtyard, a huge gourmet kitchen with custom tile countertops and backsplash, nice den with French doors courtyard access, custom window draperies throughout, centrally located computer nook, and lots more.

TIC:	No	PUD:	Yes	Com Int Dev:	Yes	Probate Sale:	No
On Market Date:	01/10/18	Contingent Date:	05/02/18	Pending Date:		Off Mkt Date:	
COE Date:		DOM/CDOM:	125/125			Selling Price:	
District:		Elem:		Jr/Middle:		High:	
HOA:	Yes	Amount:	\$138.00 / Monthly	Fee Incl:	Management,Street,Other		
Restrictions:	Number Pets,Senior						
Current Rent:	\$0.00	Type:		Furnished:			
Requirements:				Min Lse Mos:		Max Lse Mos:	

Features

#Gar/CP Spaces:	2 / 0	#Off St Spaces:		Gar/Prkg:	2 Car,Garage,Attached,Auto Door,Interior Access
Kitchen:	Breakfast Area,Built-in Oven,Cntr Ceramic Tile,Cooktop Stove,Dishwasher Incl.,Disposal Incl,Hood Over Range,Island,Microwave			Lot Desc:	Level
Com/Rec Area:	BBQ Area,Exercise Court,Game Court-Int,Game Court-			Other Rooms:	None
Exterior:	Stucco			Oth Structures:	None
Fencing:				Pool Type:	Comm Facility
Fireplaces:	2 Fireplaces,Family Room,Gas Burning,Wood Burning,			Roof:	Tile
Floors:	Vinyl/Linoleum,W/W Carpet			Sewer/Septic:	Sewer Public
Foundation:				Utilities:	Cable TV Available,City,Electric,Gas Water Heater,Inter
Heat/Cool:	Central Air,Central Heat			Views:	Golf Course
Laundry App:	Electric,Gas,Hookups only,In Laundry Room			Water Source:	Water Public
Levels/Stories:	1 Story				

Client One Page - Residential

21802732 413 Arlington Dr



[Additional Pictures](#)

Rio Vista	94571	Contingent-Show	List Price:	\$379,000
Single Family / Detached		Orig List Price: \$379,000		
Bedrooms: 2		Selling Price:		
Baths F/H: 2(2/0)		DOM/CDOM: 90/90		
Year Built: 2004/Realist Public Rec		Fireplace: Yes		
Approx SF: 1673/Realist Public Rec		Pool: Yes		
Lot SF/Ac: 5009/0.1150		Style: Traditional		
Sale Cond: None				
Client Notes:		2nd Unit on Lot: No		
		Subdivision: Trilogy		
		APN: 0176-232-090		
		Zoning:		
		Unit Blk Lot:		
		Senior: Yes		Blt/Rmd Green:
Cross Street: Summerset		TBrosMap: ,		

Directions: Hwy 12 to Trilogy Rio Vista, thru gate, L Summerset, R Arlington

Marketing Rmks: Delightful Hillsborough floor plan with laminate flooring throughout most of the home, carpet in bedrooms, beautiful rock faced corner fireplace, granite slab kitchen counters with full backsplash, built in cabinetry in living room, covered patio in very private backyard. Extended 2 car garage.

TIC:	No	PUD:	Yes	Com Int Dev:	Yes	Probate Sale:	No
On Market Date:	02/09/18	Contingent Date:	04/26/18	Pending Date:		Off Mkt Date:	
COE Date:		DOM/CDOM:	90/90			Selling Price:	
District:		Elem:		Jr/Middle:		High:	
HOA:	Yes	Amount:	\$135.00 / Monthly	Fee Incl:	Management,Street		
Restrictions:	Exterior Alterations, Guests, Number Pets, Parking, Senior, Signs						
Current Rent:	\$0.00	Type:		Furnished:	None		
Requirements:				Min Lse Mos:		Max Lse Mos:	

Features

#Gar/CP Spaces:	2 / 0	#Off St Spaces:		Gar/Prkg:	2 Car, Garage, Attached, Auto Door, Interior Access, Side
Kitchen:	Breakfast Area, Cntr Stone Slab, Dishwasher Incl., Disposal Incl, Gas Range Incl., Island, Microwave Incl., Pantry, Refrigerator Incl.				
Com/Rec Area:	BBQ Area, Club Room, Exercise Court, Game Court-Ext,		Lot Desc:	Level, Downslope	
Exterior:	Stucco		Other Rooms:	Den/Study, Possible Guest	
Fencing:	Complete		Oth Structures:	None	
Fireplaces:	1 Fireplace, Gas Burning, Stone		Pool Type:	Comm Facility, In Ground, Indoor, Lap Pool	
Floors:	Laminate, Tile, W/W Carpet		Roof:	Tile	
Foundation:	Slab		Sewer/Septic:	Sewer Public	
Heat/Cool:	Ceiling Fan(s), Central Air, Central Heat, Fireplace(s)		Utilities:	Cable TV Available, Electric, Gas Water Heater, Internet	
Laundry App:	Dryer Incl., In Laundry Room, Washer Incl		Views:	None	
Levels/Stories:	1 Story		Water Source:	Water Public	

21807506 640 Cypress Dr

Rio Vista 94571 Contingent-Show List Price: \$449,000


[Additional Pictures](#)

Single Family / Detached
Bedrooms: 3
Baths F/H: 3(2/1)
Year Built: 1999/Builder
Approx SF: 2065/Realist Public Rec
Lot SF/Ac: 6220/0.1428
Sale Cond: None

Orig List Price: \$449,000
Selling Price:
DOM/CDOM: 46/46
Fireplace: Yes
Pool: No
Style: Contemporary

Client Notes:

2nd Unit on Lot: No
Subdivision: Trilogy
APN: 0176-115-200
Zoning:
Unit Blk Lot:
Senior: Yes **Blt/Rmd Green:**

Cross Street: Pinehurst**TBrosMap:** ,**Directions:** Hwy 12 to Trilogy, Rt on Summerset, Lt on St. Andrews, Rt on Cypress.

Marketing Rmks: Super clean Grand Banks style home in Trilogy with Beautiful Views of the Golf Course. This home has tons of light coming from all sides with many windows including clear story windows in the living/dining, family room and master bedroom. 2.5 car garage with golf cart door, covered patio.

TIC:	No	PUD:	Yes	Com Int Dev:	Yes	Probate Sale:	No
On Market Date:	03/30/18	Contingent Date:	05/07/18	Pending Date:		Off Mkt Date:	
COE Date:		DOM/CDOM:	46/46			Selling Price:	
District:		Elem:		Jr/Middle:		High:	
HOA:	Yes	Amount:	\$138.00 / Monthly	Fee Incl:	Management		
Restrictions:	Number Pets,Parking,Senior						
Current Rent:	\$0.00	Type:		Furnished:	Full		
Requirements:				Min Lse Mos:		Max Lse Mos:	

Features

#Gar/CP Spaces:	2 / 0	#Off St Spaces:		Gar/Prkg:	2 Car,Garage,Attached,Auto Door,Interior Access		
Kitchen:	Cntr Ceramic Tile,Dishwasher Incl.,Disposal Incl,Gas Range Incl.,Hood Over Range,Island,Refrigerator Incl.,Self-Clean Oven Incl			Lot Desc:	Other		
Com/Rec Area:	BBQ Area,Gym,Pool,Spa/Hot Tub,Tennis Court(s)			Other Rooms:	Den/Study		
Exterior:	Stucco			Oth Structures:	None		
Fencing:	None			Pool Type:	Comm Facility		
Fireplaces:	1 Fireplace,Family Room,Gas Burning			Roof:	Tile		
Floors:	Tile,W/W Carpet			Sewer/Septic:	Sewer Public		
Foundation:	Slab			Utilities:	Natural Gas		
Heat/Cool:	Central Air,Central Heat,Natural Gas			Views:	Golf Course		
Laundry App:	Dryer Incl.,In Laundry Room,Laundry Tub,Washer Incl			Water Source:	Water Public		
Levels/Stories:	1 Story						

Presented By: Ralene Nelson CA BRE License #01503588, 707-334-0699

Century 21 M&M and Associates CA BRE License #01873059, 707-374-3900

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