



Roger A. Clark
Broker • President



Marquis Kish
Director of Marketing



Angelika Johnston
Design & Staging Consultant

203 Tanglewood Drive
San Pablo, California



Better Marketing. Better Results.™

The information age is here, but most local Realtors still sell homes the same way they did 20 years ago. When you want the highest purchase price possible in the shortest period of time, you want representation who knows how to make your home shine where nearly every buyer is looking for homes – the internet.

The team at Lifestyle Real Estate Services thinks differently. We find ways to make your home unique in the marketplace, and we pursue an emotional hook with homebuyers to maximize results for you. Speaking of results, in 2012 our listings were on the market for an average of only 14 days and sold for an average of 102% of their asking price!

To learn more, go to LifestyleRES.com. Or, to speak with a friendly property marketing representative, call us today at 925.230.8375.

lifestyle
REAL ESTATE SERVICES

© Lifestyle Real Estate Services, Inc. 2013. Printed in USA. We subscribe to the REALTOR® code of ethics and are a licensed real estate brokerage, BRE #01904742. We believe the information herein is reliable but can offer no guarantees. We recommend due diligence; hire professional inspectors prior to removing your inspection contingency. Buying and selling property has specific legal and tax benefits and detriments; be sure and contact an appropriate professional. If your home is currently listed for sale, please do not consider this publication a solicitation of that listing.

lifestyle
REAL ESTATE SERVICES





Soaring, two story ceiling in formal living room is a breathtaking space to welcome guests.

Property Features

As the name suggests, Country Club Vista is a serene, hillside community that overlooks San Pablo Bay. The most exclusive neighborhood of the Richmond Country Club, residents here are right next door to the fantastic, members-only 18-hole course.

- Five bedrooms, four bathrooms
- 3604 sq. ft. residence, 5904 sq. ft. lot, Built in 2006
- Formal area with vaulted ceiling and private den
- Stamped concrete backyard with lawn area with separately fenced side yard with fresh mulch
- New designer paint color palate

Kitchen

- Upgraded, stainless steel GE appliance package
- New Kovastone quartz kitchen countertops
- New Kovastone quartz full backsplash
- New Hansgrohe faucet fixture with spray function
- New Hahn Chef Series Handmade stainless steel sink
- Island preparation area with space for four barstools
- Eat-in kitchen with large breakfast area and hutch
- Energy efficient, recessed lighting
- Built-in oven and microwave
- Opens to family room

Bed & Baths

- Expansive Master Suite with dual walk-in closets and private sitting area
- Master bath with dual preparation areas and soaking tubs
- Separate, Junior Master Suite with a connected, private bath
- Full bedroom and bathroom on first floor is perfect for overnight guests or live-in family
- Luxurious, stone countertops with bull nose edges for safety
- Upstairs laundry makes living with kids a breeze



New scratch and stain resistant Kovastone quartz countertops with full backsplash in kitchen.

203 Tanglewood Drive is the largest, most exclusive floor plan in all of Country Club Vista. It combines the best attributes home buyers love of the other plans in the community, including a full bedroom and bathroom downstairs, an upstairs laundry room, a private den off the formal living space, and a sitting area in the master bedroom. The second story loft, with a dramatic “Juliet” balcony, can be used as an office or as a second family room. The seller of this home has invested in a variety of upgrades you will love like custom built-ins flanking the gas fireplace in the family room, along with a warm, updated paint color palate that was hand selected by the Interior Design Team at Lifestyle Real Estate Services.

The kitchen has been recently updated with Kovastone® quartz countertops, a non-porous material that, unlike granite, enhances your family’s health by not allowing bacteria to hide beneath the surface. The quartz material augments the perimeter cabinets, features a full backsplash, and adorns the large center island of the expansive, eat-in kitchen. A sweeping, oak staircase with carpet inset leads directly to dual entry doors of the first-rate Master Suite. Your own personal oasis, the Master Bedroom and Master Bath flank an intimate, private sitting area where you can relax and unwind at the end of a long day. The second-level, Jr. Master Suite also enjoys its own attached bathroom, and gives its lucky resident a unique sense of individuality.



Master suite features sitting area and media niche along with remote controlled ceiling fan.



“What’s the price?!” we hear you ask. We like to represent our listings with nice brochures like the one you hold now, but pricing is something that’s always subject to change. For the current price, go to the link on the right or just give us a call.



We would love to meet you! You can schedule a private showing appointment with us by visiting us online, or by giving us a call. Once you’re on the site, click the link on the top to see our Blog. Every day the real estate market changes, and we help buyers and sellers just like you avoid market pitfalls and gain the upper hand. Not just ordinary real estate sales people, we’re experts at real estate marketing. Our blog is our chance to share our experiences with you.

See More Online!

If you like what you see outside, wait until you see inside! The sellers chose to have this property featured at LifestyleRES.com, and our website is chock full of great information -- practically everything you could want to know! At the link below you’ll see a LOT more photos, and get up-to-the-minute pricing information, all from the comfort of your home. You can also click “Contact Us” to let us know you’re interested in a private showing appointment. Just follow the link below!

[www.lifestyleres.com/
203-tanglewood](http://www.lifestyleres.com/203-tanglewood)

