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440 Meadowlark Street  
Livermore, 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](http://LifestyleRES.com). Or, to speak with a friendly property marketing representative, call us today at 925.230.8375.

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Expansive, open floorplan opens to an intimate, backyard patio.

## Property Features

- Three bedrooms, two baths
- 1573 sq.' residence, 6032 sq.' lot, built in 1962
- New roof with new gutters and downspouts
- New, Amarr® paneled garage door and Liftmaster® garage door opener
- New, designer paint colors inside and out
- New, designer light fixtures
- New door hardware in oil-rubbed bronze

## Kitchen

- Contemporary maple cabinets
- Eat-in kitchen with drop chandelier
- Above-range, “sensor cook” microwave
- Ice maker hookup
- New Kovastone® quartz kitchen countertops
- New “Mini Subway” tile backsplash
- New Hansgrohe® faucet fixture with spray function
- New Elkay® double sink in heavy-gauge stainless steel

## Bed & Baths

- Large, light-filled bedrooms with refinished hardwood flooring.
- Well-appointed master bath with Kohler® pedestal sink and ceiling-height “mini-subway” shower tile.
- New hall bath vanity with new faucet and Carrera marble top.
- New lighting and bath hardware in polished chrome.
- Designer, “cement look” floor tile with white grout.

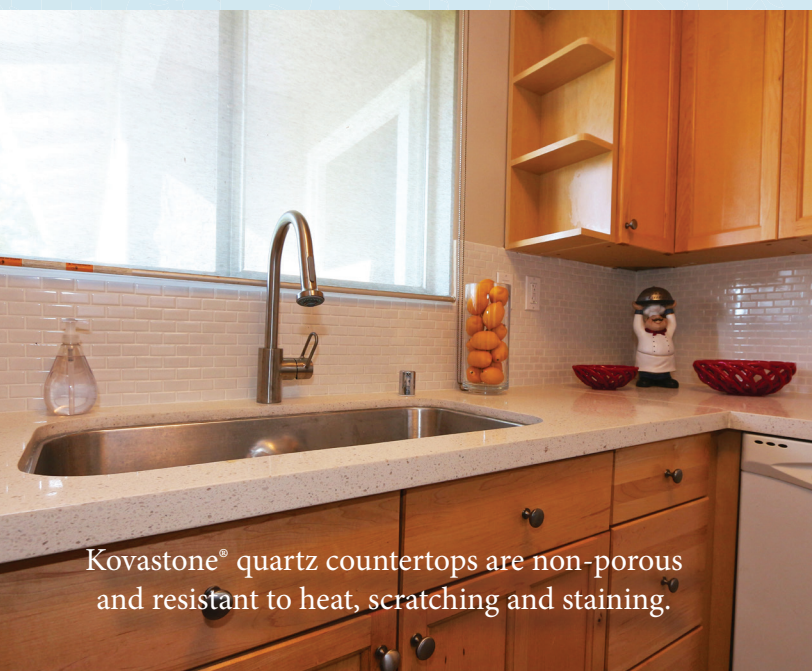


Refreshed landscaping includes mature fruit trees, with new irrigation and timer.

440 Meadowlark is a newly-revived home whose restoration was managed by the design team, and property marketing experts, at Lifestyle Real Estate Services. Our design team was inspired to rehabilitate the home into something fantastic – a space that speaks to our unique perspective. The renewed aesthetic is clean, modern, and fresh with an unexpected attention to detail.

The transformation has resulted in one of the most unique homes in its neighborhood. The new roof, along with the new interior and exterior paint color plans, restore cohesion to the space. The front and rear yards feature expansive new lawns, surrounded by black mulch, along with a new, timed irrigation system. The kitchen counters have been updated with Kovastone® quartz, a non-porous material that, unlike granite, enhances your family's health by not allowing bacteria to hide beneath the surface. Luxurious Carrera marble was used on the new hall bath vanity, while the “jewelry” of the home is a blend of modern, polished chrome bath fixtures and oil-rubbed bronze hardware pieces.

In an effort to reduce waste, special care was taken to “repurpose” materials where possible. The hall bath mirror was cut and framed with trim instead of being replaced. The stepping stones in front and back were saved from the old concrete that was removed to refresh the yards. All of the metal extracted during the remodel was recycled. The result is something you and your family can feel good about; it's a space to which you can bring your personal touch, and a house that you can call home.



Kovastone® quartz countertops are non-porous and resistant to heat, scratching and staining.



**“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 by visiting us online, or by giving us a call. Also, if you would like to review the seller's disclosure package, click the link that says “Property Reports” on the right.

## 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 “Get in Touch!” to let us know you're interested in a private showing appointment. Just follow the link below!

[www.lifestyleres.com/  
440-meadowlark](http://www.lifestyleres.com/440-meadowlark)

