



5931 Annandale Way overlooks rolling hills that are home to the Pinnacle at Dublin Ranch Golf Club. When not admiring the views from the top of the hillside, Dublin residents also enjoy shopping at the nearby San Francisco Premium Outlets, having dinner at the nearby restaurants at Fallon Gateway or Persimmon Place, wine tasting down the road in Livermore, or simply catching a movie at Dublin Regal Cinema Theaters.

lifestyle

REAL ESTATE SERVICES

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 2014 our listings were on the market for an average of only nine days and sold for an average of 99.7% of their asking prices!

To learn more, go to LifestyleRES.com, or to speak with a friendly property marketing representative, call us today at (925) 230-8375.



Roger A. Clark
Broker & President



Marquis Kish
Marketing Manager



Alex McMillen
Sales & Strategy Specialist



Jenn Fei
Home Buyer Specialist

© Lifestyle Real Estate Services, Inc. 2016. 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.

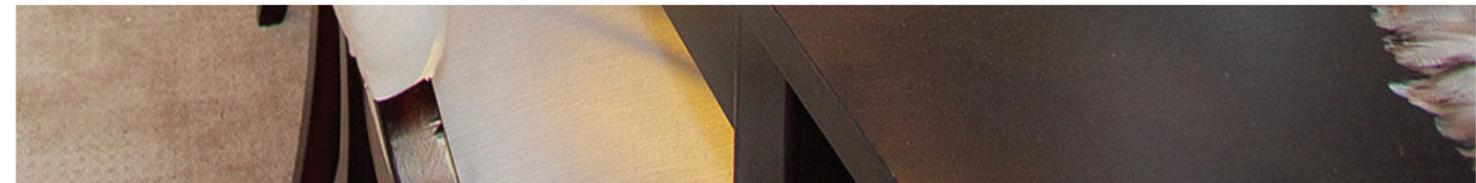


5931 Annandale Way
Dublin, California

lifestyle

REAL ESTATE SERVICES

Lifestyle Real Estate Services is excited to unveil one of the most gorgeous homes we've ever had the pleasure to represent. With six bedrooms, six and one-half bathrooms, a kitchen suitable for a master chef, a swimming pool and hot tub with an unobstructed view of the Dublin Ranch Golf Course, and so much more, this isn't just a house — it's a lifestyle.



A Luxury Home in the Prestigious Pinnacle at Dublin Ranch Community.

From the moment you enter the front doors, 5931 Annandale Way is absolutely awe-inspiring. Built by Toll Brothers™ in 2003, sweeping double staircases connect the downstairs living spaces to the upstairs bedrooms under a 21' vaulted ceiling. Residents enjoy sweeping views of the surrounding hillsides from behind the security, and exclusivity, of the gated-access Pinnacle Golf association.

There's no shortage of features and upgrades to this home. The spacious kitchen comes with GE Monogram® stainless steel appliances (including a built-in 46" refrigerator and freezer), a walk-in pantry, rich cherrywood cabinets with granite countertops and a full backsplash -- as well as a wet bar complete with wine fridge and prep area. In the office, a custom built-in desk and cradenza will satisfy the most demanding at-home professional.

The entire home is also equipped with a Vantage® Home Automation and Lighting System that does away with most conventional switches, a central vacuum system, and built-in speakers throughout.

While each bedroom boasts an en-suite bathroom, the master bedroom suite presents unparalleled luxury. Behind French-doors is a formal sitting area, coffered ceilings, and a custom walk-in closet built for royalty. The master bath, finished in polished stone, hosts a dual-entry glass-block shower, and two water closets.

The awe-inspiring view of the Dublin Ranch Golf Club and surrounding hillsides can be enjoyed, not only from the luxurious pool and hot tub, but from the private second-floor patio off the master suite as well.

"What's the price?!" we hear you ask. We like to represent our listings with great marketing like the brochure you're holding now, but pricing is something that's always subject to change. For the current price, check out the link at the bottom of this page, **or call us today at (925) 230-8375.**

We would love to meet you! Schedule your private showing appointment over the phone or by visiting us online at <http://LifestyleRES.com>.

Once you're on our site, make sure to check out our blog! The real estate market changes quickly and frequently, and the blog is our chance to share our experience and insights with you. We help buyers and sellers just like you avoid market pitfalls, and help you gain the upper hand.



Spacious kitchen features a food-prep island, stainless steel appliances, and walk-in pantry



Office features custom built-in desk & cabinetry



Entryway features gorgeous, sweeping double staircases



Master suite includes sitting area, private patio, large walk-in closet, & expansive master bathroom



Back yard features a gorgeous pool and hot tub with unobstructed views of Dublin Ranch Golf Course

Property Features

Pinnacle at Dublin Ranch Golf Club is a gated community set in the rolling hills of east Dublin. With expansive formal and family areas, this is a home that will host family and friends to entertain in style and luxury.

- 6 bedrooms, 6.5 bathrooms
- 5,532 sq. ft. residence, 9,375 sq. ft. lot, Built in 2003
- Vantage® Home Automation Lighting System
- Pool and hot tub with waterfall feature
- In-house NuTone® intercom system
- Built-in audio system
- Central vacuum system
- Two luxurious gas-burning fireplaces
- Home office with custom built-in desk & cradenza
- 2-car garage and extra-deep, 25' single-car garage
- Rear yard with panoramic, golf course views

Kitchen

- Granite countertops with full backsplash
- Stainless steel GE Monogram® appliances
- Lighted walk-in pantry and island with vegetable sink
- Dark cherrywood cabinets with satin nickel hardware
- Separate wet bar with wine fridge

Bedrooms & Bathrooms

- Expansive master bedroom with private patio
- Spacious master bath with jetted tub & dual showers
- Master bedroom features substantial walk-in closet
- All bedrooms feature en-suite bathrooms
- Front upstairs bedroom features private patio
- Downstairs bedroom can easily double as a private, at-home workout studio

See More Online!

If you like what you see outside, wait until you see inside! The sellers chose to have this property featured on our website, www.LifestyleRES.com, which is chock full of great information -- practically everything you could want to know about real estate!

At the link below you'll get up-to-the-minute pricing information, view a LOT more photos, property reports and school district info, all from the comfort of your home. You can also click the "**Book a Showing Appointment**" button to let us know you're interested in a private viewing of this home.

www.lifestyleres.com/5931-annandale