



Discovery Bay enjoys a wonderful spectrum of seasonal climates including everything from warm summers to temperate winters.

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 2016 our listings were on the market for an average of only two weeks and sold for an average of 103% 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.



Roger A. Clark
Broker & President



Marquis Kish
Marketing Manager



Alex McMillen
Sales & Strategy Specialist

© Lifestyle Real Estate Services, Inc. 2017. 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.



8130 Westport Circle
Discovery Bay, California

lifestyle

REAL ESTATE SERVICES

Nestled inside the gorgeous “Lakes” community located in Discovery Bay, California, 8130 Westport Circle is within walking distance to parks, picnic areas, and more beautiful waterfront views than you could ask for. With a spacious, light-filled interior, plenty of upgrades throughout, and a wonderful neighborhood to boot, you’ll be excited to call this place home!

www.lifestyleres.com/8130-westport

Enjoy Life with Family and Friends in this Beautiful Discovery Bay Home

Discovery Bay has a small-town feel, yet doesn't leave you wanting for more. With plenty of shopping and restaurants, along with public and private schools, there's no shortage of things to do here. Residents are just a short drive to the boating and fishing in the California Delta and a round of golf at the Discovery Bay Country Club. All of this (and much more) are just moments away from your doorstep in The Lakes community of Discovery Bay.

This gated community enjoys the security of a guard-shack that is attended 24 hours a day, seven days a week. It extends down quiet culdesacs built around fantastic water features where residents can walk their dogs and exercise with dramatic fountains and waterfront views. There are covered picnic areas, playgrounds, barbecues and expansive lawn areas that create community with the neighbors and further enhance your way of living.

8130 Westport enjoys fantastic curb appeal with an intimate front porch, and a superior location with no rear neighbor. The kitchen features luxurious birch cabinetry, dual french-door pantries, and a center island for convenient food prep. Love to entertain? You'll have your choice of dining in the formal area, in the eat-in kitchen, or al fresco on the attached courtyard right off the formal areas. The downstairs bedroom and bath are perfect for an overnight guests or a live-in family member, while the expansive, 3-car garage is the perfect space to keep "toys" or repurpose as a home gym. This is the perfect space to call home for those seeking an upscale, relaxed way of life.

"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.



Well delineated "formal" and "family" areas are perfect for entertaining guests



Pre-wired 5 point surround sound in family room



Upstairs loft open to floor below; makes a great play area for children.



Center island in kitchen for easy food prep.



Expansive Master Bedroom suite with dual walk-in closets.

Property Features

With no rear neighbor, you'll enjoy not only the increased privacy, but also the open view from your Master Bedroom. The courtyard and rear lawn gives great spaces for the kids to play where you can keep an eye on them.

- 5 bedrooms, 3 bathrooms
- 3,250 sq. ft. residence, 6,276 sq. ft. lot, Built in 2007
- Light-filled space with plenty of windows
- Courtyard off the formal dining area for outdoor seating, entertaining, or dining area
- Downstairs bedroom & bathroom make for an ideal guest suite or home office
- Enormous 3-car garage allows for plenty of extra storage, a workout room, or space for a boat
- Family room features pre-wired 5-point surround sound for your home theater system

Kitchen

- GE® stainless steel appliances
- Satin nickel cabinet hardware
- Center island for easy food preparation
- Dual, french-door style pantries provide easy access to plenty of storage
- Granite countertops and stainless steel double sink
- Range with gas cooktop and warming drawer

Bedrooms & Bathrooms

- Master suite features dramatic, 8-foot french doors
- Feature wall easily accommodates a King-sized bed.
- Dual walk-in closets feature mirrored doors and plenty of space for easy preparation for your day.
- Master bath features soaking tub, dual (and separate) sink cabinets, and expansive windows.

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, be able to 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 the property.

www.lifestyleres.com/8130-westport