



Just minutes away from the San Pablo Bay, residents of 877 Meadow View Drive have access to breathtaking views, multiple hiking and biking trails, wildlife photography, boating, and fishing -- not to mention easy access to the Richmond Bridge and the Carquinez Bridge for gorgeous trips up to Wine Country.

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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, for the last two years our listings were on the market for one-third less time than competing properties and sold for an average of \$7000 over their list prices.

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



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877 Meadow View Drive
Richmond, California

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REAL ESTATE SERVICES

Lifestyle Real Estate Services is excited to present an updated home in the perfect location. Set in the exclusive neighborhood of Country Club Vista, we've applied the finishing touches — including an updated kitchen appliance package and designer-curated paint plan — to make this a house you'll want to call "home."

www.lifestyleres.com/877-meadow-view

A Refreshed, Updated Home in a Fantastic Location.

From the moment you walk through the door, you’ll discover a striking monochromatic paint scheme that is complemented by playful dashes of mint and emerald green. Vaulted ceilings bathe the home in dramatic sunlight during the day, and at night, lighting (including new designer-curated fixtures) illuminate the rooms warmly. Peek-a-boo views of San Pablo Bay remind you that the bay is just a short distance away.

The kitchen features brand new Whirlpool® appliances; freshly-painted maple cabinets are embellished with oil-rubbed bronze hardware, and a walk-in pantry gives aspiring chefs all the room they need. The expansive common areas are perfect for entertaining company, and each of the four large bedrooms -- complete with mirrored closet doors and ample storage space -- are perfect for hosting out-of-town guests. The master suite even boasts a spacious bathroom that has been finished with bold hexagon floor tiles in charcoal, a walk-in closet, and an attached study (with the potential to be converted into a fifth bedroom).

The backyard’s flagstone patio is guaranteed to be the centerpiece of any summer barbecue and, with its robust irrigation and custom-built planter boxes, the variety of organically-grown fruits and vegetables will make any green thumb green with envy! And remember -- as a part of the distinguished Country Club Vista community, you’ll enjoy convenient access to a wide variety of activities, from shopping and golfing, to commuting and exploring. Welcome home.

“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 visit us online at <http://LifestyleRES.com>.



Vaulted ceilings in living area fill the home with natural lighting



The remodeled kitchen features ample space for food preparation and storage



Master Bedroom suite includes alcove space perfect for a nursery or in-home office.



Completely remodeled master bathroom features new tile flooring and lighting



A large, immaculate backyard allows for self-sustaining gardening as well as entertaining 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 golf course.

- 4 bedrooms, 2 & 1/2 bathrooms
- 2,507 sq. ft. residence, 5,540 sq. ft. lot, built in 2003
- Designer-selected paint colors used inside and out
- **NEW** Mohawk® Sculptured Touch™ carpet
- **NEW** designer-curated light fixtures in formal areas
- Vaulted ceilings fill the home with ample sunlight
- Cozy fireplace in family room
- Attached ceiling storage racks in garage
- Backyard boasts plenty of gardening space
- Peek-a-boo views of San Pablo Bay

Kitchen

- **NEW** Whirlpool® kitchen appliances
- **NEW** Kraus® kitchen faucet in oil-rubbed bronze
- **NEW** cabinet pulls & knobs in oil-rubbed bronze
- Large island features plenty of room for food preparation, as well as extra storage space
- Newly painted maple hardwood cabinets
- Spacious walk-in pantry with glass-panel door

Bedrooms & Bathrooms

- **NEW** hexagon-style charcoal floor tile in Master Bath
- **NEW** Kohler® sinks & Delta® faucets in Master Bath
- **NEW** vanity lighting in Master Bath & Powder Room
- Pedestal sink in downstairs Powder Room
- Expansive Master Bedroom with attached study

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.

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