



1011 Saint Andrews Drive sits right off the 10th hole of Discovery Bay Country Club's private 18-hole championship golf course — situated on 225 acres of meticulously maintained fairways, greens and clubhouse grounds.



**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](http://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



Julianne Malnick  
Staging & Design Consultant

© 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.

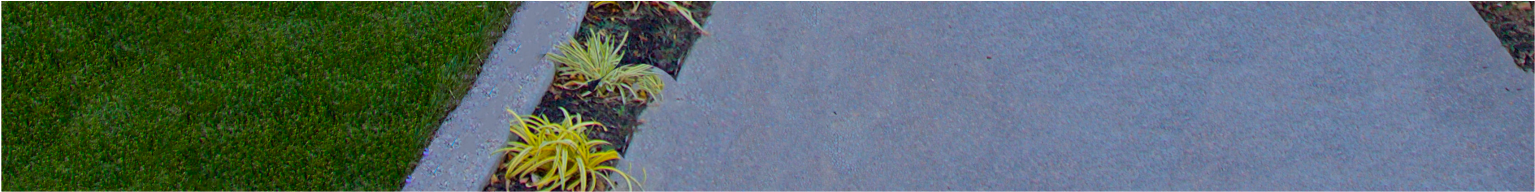


# 1011 St. Andrews Drive

Discovery Bay, California



We've been looking forward to the day we could unveil this gorgeous home in beautiful Discovery Bay. That's because 1011 Saint Andrews raises the bar — professional grade kitchen appliances, a view of Discovery Bay Country Club's golf course, a built-in audio system, a beautiful back patio with a swimming pool, and so much more. Get ready to fall in love!





## A Custom-Built Masterpiece in the Gorgeous Discovery Bay Country Club.

It isn't every day that Lifestyle Real Estate Services has the opportunity to work on a custom-built house as beautiful as 1011 St. Andrews Drive. Located with a view of the 10th hole at the illustrious Discovery Bay Country Club, and boasting more amenities and upgrades than we could ever hope to list in a single brochure, we're confident that you'll fall in love with this home the moment you see it.

Presented with a stunning blend of traditional and contemporary architecture, this is a home for somebody who can truly appreciate luxury. From the engineered Brazilian cherrywood flooring to the dramatic 14' vaulted ceilings illuminated by designer-curated lighting in oil-rubbed bronze, every square inch is equipped to impress. That's why you'll find an extensive wet bar with wine

fridge, custom media cabinetry, and a floor-to-ceiling gas fireplace in the living room, a lavish 48" Subzero® refrigerator and lighted walk-in pantry in the kitchen, and a custom jetted-tub and spacious walk-in closet in the master suite.

And wherever you look, there's a degree of polish and attention to detail where other homes simply can't compare -- whether it's the base-mounted heat circulator that warms the pool more evenly than other models or the in-floor electric outlets that do away with unsightly extension cords, unparalleled consideration and attention to detail has been put into every aspect of this property. The result is a home that is nothing short of spectacular.

**"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 give us a call today at (925) 230-8375.**

We would love to meet you! You can schedule a private showing appointment with us by visiting us online at <http://LifestyleRES.com> or calling the number above.

Once you're on the site, make sure to check out our blog! The real estate market changes quickly and frequently, and our blog is our chance to share our experience and insight with you. We help buyers and sellers just like you avoid market pitfalls, and help you gain the upper hand. We're not just ordinary real estate sales people, we're experts at real estate marketing.



*Heat circulator warms pool evenly for a more inviting swim and better energy efficiency.*



*48" built-in Subzero® refrigerator & Thermador® appliance package*



*Living spaces feature Brazilian cherrywood flooring*



*Stunning floor-to-ceiling gas fireplace in living room*



*Spacious Master Suite with walk-in closet and custom jetted-tub in Master Bath.*

### Property Features

The location of this home couldn't be more appealing. The west-facing front exposure means your rear yard (with a commanding view of the 10th hole of Discovery Bay Country Club) is sheltered from the afternoon and evening sun.

- Four bedrooms, three and a half bathrooms
- 2932 sq. ft. residence, 8890 sq. ft. lot
- Custom-built in 1999
- Pre-wired, built-in audio system throughout house
- Custom cherrywood cabinets & satin nickel hardware
- **NEW** living-space featured lighting in oil-rubbed bronze
- **NEW** Mohawk® Sculptured-Touch™ carpeting
- Philips® dual-paned insulated windows throughout
- Recirculating hot water system for on-demand hot water
- Gorgeous, commanding view of golf course and lagoon
- 3-car garage with 22'-deep space (for a boat)
- Pool with flagstone surround and new pump

### Kitchen

- 48" built-in Subzero® refrigerator (with water and ice dispenser)
- Thermador® appliance package
- Reverse osmosis & In-Sink-Erator® instant-hot sink
- Spacious island with built-in six-burner gas cooktop
- Breakfast nook with sweeping view of golf course
- Lighted walk-in pantry

### Bedrooms & Bathrooms

- **NEW** remote-controlled ceiling fans in all bedrooms
- **NEW** custom varying-width tile flooring in Master Bath
- Ergonomic, custom jetted-tub in Master Bathroom
- Spacious walk-in closets in Master and Guest suites
- Expansive 58" shower enclosure in Master Bathroom

## 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](http://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/1011-st-andrews](http://www.lifestyleres.com/1011-st-andrews)