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Do you like the way we market property?

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 real estate team at Lifestyle Real Estate Services thinks differently. We focus on making your home unique in the marketplace, and we go for that emotional hook that gets results for you. Speaking of results... in 2010 our listings were on the market for an average of only 12 days and sold for an average of 99.4% of their asking price!

To learn more, go to <http://www.lifestyleres.com>. Or, to speak with a friendly property marketing representative, call us today at 925.230.8375.



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2813 Yosemite Avenue
 San Ramon, California





Completely remodeled with practically everything new and designer touches galore.

Property Features

- Completely remodeled with permits
- Three bedrooms, two baths, 1550 sq.' residence, 7038 sq.' lot, built in 1976
- Custom, recessed lighting; wired for CAT-5 ethernet throughout
- NEW air conditioning system, 40-year roof, and flooring materials throughout
- NEW landscaping, irrigation, rear deck, pool equipment and refinished pool
- NEW double-paned windows, doors, garage door and opener

Kitchen

- NEW cherry-wood cabinets with dove-tail drawers and soft-close doors
- NEW stainless steel, Frigidaire appliances
- NEW granite surfaces with counter seating and dramatic sconce drop-lighting
- Custom, glass and stone mosaic tile backsplash
- Ice maker hookup and built-in microwave
- Full pantry closet with new, easy-to-clean wire shelving
- Inviting breakfast nook and opens to family room

Bed & Baths

- ALL NEW cabinetry, countertops, plumbing and lighting fixtures
- NEW jetted tub in master bath
- NEW marble flooring in master bath, NEW carpeting in all bedrooms
- NEW mirrored closet doors and ceiling fan fixtures
- NEW bathroom exhaust fans and built-in bathroom space heating
- NEW custom tile flooring and shower surrounds with decorative insets
- Expansive, walk-in closet in Master Bedroom with NEW organizer cabinetry by Martha Stewart Living®



Incredible backyard with a new deck and a resurfaced pool, plus private access from the master bedroom.

2813 Yosemite Avenue is an exceptional home in the Pine Valley area of San Ramon. Ideally located in easy walking distance to Boone Acres Park, Neil Armstrong Elementary and Pine Valley Middle school, the neighborhood is one where residents care for their homes and often greet each other while out exercising and walking their dogs. The home, itself, is exemplary -- it has been newly remodeled with pride of workmanship. From the carved, rustic entry-way with wrought-iron accents to the refinished pool in the backyard, the sellers have invested time, money, and (most importantly!) thought to provide for you a home about which you will be proud.

Emphasis has been placed on doing the work in environmentally responsible ways as well to reduce the carbon footprint of this home and its occupants. Laminate flooring materials, instead of their wooden alternatives, were used for longevity and in an effort to spare trees. Double-paned glass was installed for insulation and reduced energy costs. Motion-sensing switches and low-flow toilets were used in the bathrooms, while the ceiling lights in the kitchen take advantage of electricity-saving technologies.

It's a home that not only looks good, but one that feels good as well. Plus, the excellent schools in San Ramon will make this neighborhood a sought-after investment for years to come. Submit your offer today!



Open kitchen and family-room area includes wood-burning fireplace and breakfast bar.



“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/
2813-yosemite](http://www.lifestyleres.com/2813-yosemite)

