



In the area are the Oakland Zoo, Joseph Knowland State Arboretum and Park, Sequoyah Country Club, and Lake Chabot Golf Course.

# 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](http://LifestyleRES.com), or to speak with a friendly property marketing representative, call us today at (925) 230-8375.



**Roger A. Clark**  
Broker & President



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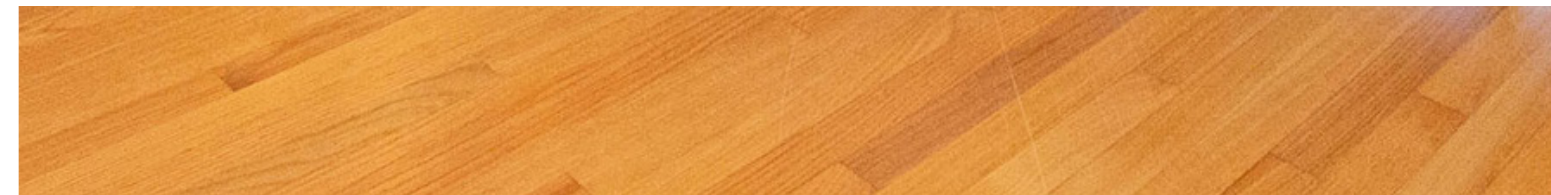
3692 Calafia Avenue  
Oakland, California



# lifestyle

REAL ESTATE SERVICES

Lifestyle Real Estate Services is proud to present an Oakland home in a super-private, court location with no neighbors on two sides. A fantastic space for entertaining, the open floor plan upstairs and cozy family room downstairs will have your guests feeling at ease. Welcome home!



## A Contemporary Home in a Private Location, that's Great for Entertaining Friends and Family.

Lifestyle Real Estate Services is proud to present a custom-built home with so much to offer, and a unique floorpan that you won't find in spec homes built by traditional home builders.

Set on a hillside at the end of a private court, at street level there's not much to see — just a large, 2-car garage and a private driveway. But descend the staircase and you'll enter a main level that's open and bright. Views from here include San Francisco Bay off in the distance, and tremendous oak trees in the foreground that have matured from the lower portion of the property. Hardwood flooring extends throughout, even into the kitchen which features contemporary lighting, stainless steel appliances

and a new faceted-glass backsplash. The master bedroom, bath, and walk-in closet are conveniently located on the main level but, for privacy, the door can be unobtrusively closed when guests are over — they can use the powder room. Downstairs is a second fireplace in the family room, another full bathroom and two large bedrooms.

Let's be practical for a moment: if you're the non-clutter loving kind, this is the house for you. The multiple-level foundation affords great basement storage space for those things you seldom use and a second, finished storage space exists under the garage. The home has energy-efficient, LED lighting that's powered by day by SolarCity® panels on the roofs.

**"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>.



*Refreshed kitchen includes new appliances and quartz countertops*



*Distressed-look laminate flooring feels both modern and warm*



*Bedrooms feature custom built-ins and plenty of storage*



*Subway tile shower surrounds feature contrasting grout lines*



*Spacious family room and living room are perfect for entertaining guests.*

### Property Features

The location of this home couldn't be better: With worry-free access to a wide variety of activities including golf courses, hiking trails, clubs, and shopping, this is the perfect location for those who deserve to spend their days doing what they love most.

- Three bedrooms, 2.5 bathrooms
- 12,182 sq. ft. residence, 7,474 sq. ft. lot, built in 2002
- Designer-selected paint colors throughout the interior
- NEW 12-light polished nickel fixture in the dining room
- Low-maintenance yards and slate tile decking
- Finished garage (complete with baseboards!)
- Built-in alarm and fire suppression systems
- Two wood burning fireplaces in the living room and family rooms

### Kitchen

- **NEW** faceted-glass, subway-style backsplash
- **NEW** LED countertop lighting
- Large pantry features sliding doors for plenty of storage
- Thomasville® kitchen cabinets with shaker-style doors
- Luxurious, granite countertops with bullnose edge
- Stainless steel appliance package included in sale

### Bedrooms & Bathrooms

- **NEW** trellis-style carpeting in bedrooms, with a "hotel-style" indigo carpet in the master bedroom suite
- Expansive, master bedroom walk-in closet
- Warm, travertine tile brings luxury to bathroom showers, floors and counters
- Master bathroom features stall shower, double-sink vanity and a large soaking tub

### 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, 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/3692-calafia](http://www.lifestyleres.com/3692-calafia)