

## Client Summary Report

**Property Type** Residential **Property Subtype** 1 House on Lot **County** San Joaquin **Start Latitude** 37.739048 **Start Longitude** -121.47177 **End Latitude** 37.732188 **End Longitude** -121.462123 **Status** Sold (3/24/2003 to 12/31/2004)  
 Listings as of 02/19/07 at 9:55am

**Sold** 03/24/04 **Listing #** 40008176 **625 Presidio Pl Tracy, CA 95377-8507** **Listing Price: \$418,000**  
**County: San Joaquin** **Cross St: Jackson Ave.** **Map: 250, E1**



<b>Property Type</b>	Residential	<b>Property Subtype</b>	1 House on Lot
<b>Area</b>	20601		
<b>Beds</b>	4	<b>Approx Square Feet</b>	2116 Assessor/Auto-Fill
<b>Baths(FH)</b>	3 (3 0)	<b>Price/Sq Ft</b>	196.12
<b>Year Built</b>	2002	<b>Lot Sq Ft(approx)</b>	5968
<b>APN</b>	240-430-01		
<b>DOM</b>	21	<b>Lot Acres (approx)</b>	0.137

**Selling Price** \$415,000 **SP%LP** 99.28

[Additional Pictures](#)

<b>School County</b>	San Joaquin	<b>ELEM</b>	Tracy Union	<b>JRHI</b>	Tracy Union	<b>HIGH</b>	Tracy Union
<b>Ending Modifier</b>	Bring Backups			<b>Status Modifier</b>			

**Directions** 11th Street to Crossroads Drive (south along new soccer fields) to Jackson Ave. (turn right - west) to Presidio Place (left - south) - home on right.  
**Marketing Remark** Amazing single story with four bedrooms and three full baths. One bedroom could be in-law or live-in nanny with private full bath. Very new neighborhood built in 2002. This home is gorgeous and ready to move in! Lots of cabinet space and storage. Dual-zone heat and A/C. Beautifully landscaped. A Must see!

**Sold** 03/30/04 **Listing #** 40005691 **2947 Taylor Way Tracy, CA 95377-8522** **Listing Price: \$429,900**  
**County: San Joaquin** **Cross St: Jefferson Parkway** **Map: 239, E7**



<b>Property Type</b>	Residential	<b>Property Subtype</b>	1 House on Lot
<b>Area</b>	20601	<b>Subdivision</b>	Lourence Ranch
<b>Beds</b>	4	<b>Approx Square Feet</b>	2498 Assessor/Auto-Fill
<b>Baths(FH)</b>	3 (2 1)	<b>Price/Sq Ft</b>	174.50
<b>Year Built</b>	2002	<b>Lot Sq Ft(approx)</b>	5663
<b>APN</b>	240-400-23		
<b>DOM</b>	15	<b>Lot Acres (approx)</b>	0.130

**Selling Price** \$435,900 **SP%LP** 101.40

[Additional Pictures](#)

<b>School County</b>	San Joaquin	<b>ELEM</b>	Tracy Union	<b>JRHI</b>	Tracy Union	<b>HIGH</b>	Tracy Union
<b>Ending Modifier</b>				<b>Status Modifier</b>			

**Directions** 11th Street-South on Jefferson Parkway-right on Taylor Way  
**Marketing Remark** Beautiful home in Lourence Ranch, only a year old. Large 4 bdrms, spacious kitchen w/gas range, tile and oak cabinets. Formal dining area/office and formal living room. Large backyard, dog run, stamped & colored concrete, waterfall/pond and room for a pool. Walk to new Sports Complex.

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# Client Summary Report

Printed as of 02/19/07 at 9:55am

**Sold 12/14/04**      **Listing # 40083287**      **2927 Taylor Way Tracy, CA 95377-8522**      **Listing Price: \$459,000**  
**County: San Joaquin**      **Cross St: Jefferson Pkwy**      **Map: 250, E1**



<b>Property Type</b>	Residential	<b>Property Subtype</b>	1 House on Lot
<b>Area</b>	20601	<b>Subdivision</b>	Lourence Ranch
<b>Beds</b>	4	<b>Approx Square Feet</b>	2176 Assessor/Auto-Fill
<b>Baths(FH)</b>	3 (2 1)	<b>Price/Sq Ft</b>	210.94
<b>Year Built</b>	2001	<b>Lot Sq Ft(approx)</b>	5663
<b>APN</b>	240-400-25	<b>Lot Acres (approx)</b>	0.130
<b>DOM</b>	15		

**Selling Price \$459,000 SP%LP 100.00**

[Additional Pictures](#)

<b>School County</b>	San Joaquin	<b>ELEM</b>	Tracy Union	<b>JRHI</b>	Tracy Union	<b>HIGH</b>	Tracy Union
<b>Ending Modifier</b>	Bring Backups			<b>Status Modifier</b>	Limited Service (S)		

**Directions** Jefferson Pkwy to Taylor off 11th St.

**Marketing Remark** We need Quick Realistic Offer to Purchase! Only Preapproved need preview this jewel. Priced to Sell AS-IS. No reports w/be provided except Top ID/Prelim/HmWarranty. Please give Seller at least (1)hour before showing. Please also leave business card. For Sat/Sun Showings only 12-4pm

**Sold 05/14/04**      **Listing # 40025012**      **2952 Safford Ave Tracy, CA 95377-8533**      **Listing Price: \$465,000**  
**County: San Joaquin**      **Cross St: Jefferson Pky**      **Map: 250, E1**



<b>Property Type</b>	Residential	<b>Property Subtype</b>	1 House on Lot
<b>Area</b>	20601	<b>Subdivision</b>	LOURENCE RANCH - CROSSING
<b>Beds</b>	4	<b>Approx Square Feet</b>	2116 Assessor/Agt-Fill
<b>Baths(FH)</b>	3 (3 0)	<b>Price/Sq Ft</b>	219.75
<b>Year Built</b>	2003	<b>Lot Sq Ft(approx)</b>	6000
<b>APN</b>	240-430-85	<b>Lot Acres (approx)</b>	0.138
<b>DOM</b>	1		

**Selling Price \$465,000 SP%LP 100.00**

[Additional Pictures](#)

<b>School County</b>	San Joaquin	<b>ELEM</b>	Tracy Union	<b>JRHI</b>	Tracy Union	<b>HIGH</b>	Tracy Union
<b>Ending Modifier</b>				<b>Status Modifier</b>			

**Directions** 11TH ST TO JEFFERSON PKY TO SAFFORD.

**Marketing Remark** STUNNING UPGRADED SINGLE STORY HOME IN LOURENCE RANCH ON CORNER LOT\*HOME IS ONLY 8 MONTHS OLD w/BUILDER WARRANTY\*9 FT CEILINGS\*EXTENSIVE HARDWOOD FLOORS\*ISLAND KITCHEN\*SLAB GRANITE\*OPEN PLAN WITH LOTS OF LIGHT. GIANT MASTER BATH WITH ITALIAN TILE EVERYPLACE\*PERFECT FOR PARTICULAR BUYERS WITH EXCEPTIONAL TASTE


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# Client Summary Report

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<b>Sold</b> 05/21/04	<b>Listing #</b> 40029130	<b>3009 Wagner Way Tracy, CA 95377-8554</b>		<b>Listing Price:</b> \$464,900
	<b>County:</b> San Joaquin	<b>Cross St:</b> Jefferson Pkwy		<b>Map:</b> 250, E1
	<b>Property Type</b>	Residential	<b>Property Subtype</b>	1 House on Lot
	<b>Area</b>	20601	<b>Subdivision</b>	Laurence Ranch
	<b>Beds</b>	4	<b>Approx Square Feet</b>	2498 Assessor/Auto-Fill
	<b>Baths(FH)</b>	3 (3 0)	<b>Price/Sq Ft</b>	186.15
	<b>Year Built</b>	2002	<b>Lot Sq Ft(approx)</b>	5097
	<b>APN</b>	240-400-11	<b>Lot Acres (approx)</b>	0.117
	<b>DOM</b>	0		
	<b>Selling Price</b>	\$465,000	<b>SP%LP</b>	100.02

<b>School County</b>	San Joaquin	<b>ELEM</b> Tracy Union	<b>JRHI</b> Tracy Union	<b>HIGH</b> Tracy Union
<b>Ending Modifier</b>		<b>Status Modifier</b>		

**Directions** 11th street, south on Jefferson, west on Taylor, north on Kennedy, east on Wagner  
**Marketing Remark** Beautiful home in Laurence Ranch, only 2 years old. Large 4 bedrooms, spacious kitchen w/gas range, tile and oak cabinets. Formal dining area. Close to rear neighbors. Built in oak entertainment center in family room. Close to sports complex, shopping and freeways. A must see!!!!!!!

<b>Sold</b> 09/30/04	<b>Listing #</b> 40062740	<b>2929 Wagner Ct Tracy, CA 95377-8553</b>		<b>Listing Price:</b> \$464,950
	<b>County:</b> San Joaquin	<b>Cross St:</b> Jefferson/Kennedy		<b>Map:</b> 422, D7
	<b>Property Type</b>	Residential	<b>Property Subtype</b>	1 House on Lot
	<b>Area</b>	20601	<b>Subdivision</b>	Laurence Ranch
	<b>Beds</b>	4	<b>Approx Square Feet</b>	2176 Assessor/Auto-Fill
	<b>Baths(FH)</b>	3 (2 1)	<b>Price/Sq Ft</b>	215.99
	<b>Year Built</b>	2001	<b>Lot Sq Ft(approx)</b>	5097
	<b>APN</b>	240-400-03	<b>Lot Acres (approx)</b>	0.117
	<b>DOM</b>	24		
	<b>Selling Price</b>	\$470,000	<b>SP%LP</b>	101.09

[Additional Pictures](#)


<b>School County</b>	San Joaquin	<b>ELEM</b> Tracy Union	<b>JRHI</b> Tracy Union	<b>HIGH</b> Tracy Union
<b>Ending Modifier</b>	Bring Backups	<b>Status Modifier</b>		

**Directions** 11th Street (south on Jefferson) R-Taylor, R-Kennedy, R-Wagner.  
**Marketing Remark** Mint condition Laurence Ranch home with 4 bdrms, 2.5 baths, formal living/dining rms, spacious kitchen with island, tile counters, gas stove, dining bar, breakfast nook, pantry, 2-tone paint, upgraded carpet, fam. rm. w/cozy fireplace, entertain. niche, lots of storage and extras, extra long driveway/gated.


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# Client Summary Report

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<b>Sold</b> 07/28/04	<b>Listing #</b> 40038328 <b>County:</b> San Joaquin	<b>2958 Wagner Ct Tracy, CA 95377-8553</b> <b>Cross St:</b> Jefferson Pkwy	<b>Listing Price:</b> \$485,000 <b>Map:</b> 250, E1		
	<b>Property Type</b>	Residential	<b>Property Subtype</b>	1 House on Lot	
	<b>Area</b>	20601	<b>Subdivision</b>	Lourence Ranch	
	<b>Beds</b>	4	<b>Approx Square Feet</b>	2498 Assessor/Agt-Fill	
	<b>Baths(FH)</b>	3 (2 1)	<b>Price/Sq Ft</b>	192.15	
	<b>Year Built</b>	2002	<b>Lot Sq Ft(approx)</b>	5650	
	<b>APN</b>	240-400-19	<b>Lot Acres (approx)</b>	0.130	
	<b>DOM</b>	34			
	<b>Selling Price</b>	\$480,000	<b>SP%LP</b>	98.97	
	<b>School County</b>	San Joaquin	<b>ELEM</b> Tracy Union	<b>JRHI</b> Tracy Union	<b>HIGH</b> Tracy Union
	<b>Ending Modifier</b>		<b>Status Modifier</b>		

**Directions** 11TH STREET,SOUTH ON JEFFERSON,WEST ON TAYLOR,NORTH ON KENNEDY, EAST ON WAGNER  
**Marketing Remark** !!PERFECT 10 HOME IN LOURENCE RANCH!LOCATED ON A PRIVATE/QUIET COURT,MANY UPGRADES,2YRS OLD,LRG 3D/2BA,FORMAL DINING AREA,SPACIOUS KITCHEN W/GAS RANGE,FULLY LANDSCAPED FRONT/BACKYARD, SATELLITE DISH INCLUDED,CENTRAL AC,CLOSE TO SPORTS COMPLEX,SHOPPING AND FREEWAYS.!! WON'T LAST!!!!

<b>Sold</b> 09/10/04	<b>Listing #</b> 40052081 <b>County:</b> San Joaquin	<b>1011 Kennedy PI Tracy, CA 95377-8521</b> <b>Cross St:</b> Taylor	<b>Listing Price:</b> \$473,000 <b>Map:</b> 250, D1	
	<b>Property Type</b>	Residential	<b>Property Subtype</b>	1 House on Lot
	<b>Area</b>	20601	<b>Subdivision</b>	Lourence Ranch
	<b>Beds</b>	4	<b>Approx Square Feet</b>	2331 Assessor/Auto-Fill
	<b>Baths(FH)</b>	3 (3 0)	<b>Price/Sq Ft</b>	207.21
	<b>Year Built</b>	2002	<b>Lot Sq Ft(approx)</b>	4879
	<b>APN</b>	240-400-13	<b>Lot Acres (approx)</b>	0.112
	<b>DOM</b>	10		
	<b>Selling Price</b>	\$483,000	<b>SP%LP</b>	102.11

[Additional Pictures](#)

<b>School County</b>	San Joaquin	<b>ELEM</b> Tracy Union	<b>JRHI</b> Tracy Union	<b>HIGH</b> Tracy Union
<b>Ending Modifier</b>		<b>Status Modifier</b>		

**Directions** West on 11th St.-south on Jefferson, R(west) on Taylor to Kennedy (right-north). \*\* Subj. to sellers finding replacement home.  
**Marketing Remark** Bright, clean and cheerful, this great Lourence Ranch home has a full bedroom/bath on the main floor, tile entry, upgraded carpet, formal living/dining, bright kitchen w/island, tile counters/floors, fam. rm with cozy fireplace, ceil. fans, master br w/walk-in closet, stall shower, oval tub, upstairs laundry

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# Client Summary Report

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Sold 12/15/04

Listing # 40080781 2819 Jackson Ave Tracy, CA 95377-8517  
 County: San Joaquin Cross St: Presidio

Listing Price: \$485,000  
 Map: 250, E1



<b>Property Type</b>	Residential	<b>Property Subtype</b>	1 House on Lot
<b>Area</b>	20601	<b>Subdivision</b>	Lourence Ranch - Parkfield
<b>Beds</b>	3-4	<b>Approx Square Feet</b>	2176 Assessor/Agt-Fill
<b>Baths(FH)</b>	3 (2 1)	<b>Price/Sq Ft</b>	222.89
<b>Year Built</b>	2004	<b>Lot Sq Ft(approx)</b>	6882
<b>APN</b>	240-440-44	<b>Lot Acres (approx)</b>	0.158
<b>DOM</b>	11		

Selling Price \$485,000 SP%LP 100.00

[Additional Pictures](#)

School County San Joaquin ELEM Tracy Union JRHI Tracy Union HIGH Tracy Union

Ending Modifier Status Modifier

Directions Eleventh to Crossroads, South to Jackson. Near Sports Park

Marketing Remark This Lourence Ranch Home is 3 months old, 9+ mos builders warranty. Parkfield Greens Model nicely upgraded with Tile Floors, Maple Cabinets, Premium Carpet and Vinyl. Upstairs Loft option. Stainless Appliances. Refrigerator, Washer and Dryer included, Huge Corner Lot. Great Prestigious West Tracy location.

Sold 10/01/04

Listing # 40060021 848 Mason Ct Tracy, CA 95377-8523  
 County: San Joaquin Cross St: Taylor Way

Listing Price: \$489,999  
 Map: 250, E1



<b>Property Type</b>	Residential	<b>Property Subtype</b>	1 House on Lot
<b>Area</b>	20601	<b>Subdivision</b>	Lourence Ranch
<b>Beds</b>	4	<b>Approx Square Feet</b>	2498 Assessor/Auto-Fill
<b>Baths(FH)</b>	3 (2 1)	<b>Price/Sq Ft</b>	194.96
<b>Year Built</b>	2002	<b>Lot Sq Ft(approx)</b>	7797
<b>APN</b>	240-410-45	<b>Lot Acres (approx)</b>	0.179
<b>DOM</b>	7		

Selling Price \$487,000 SP%LP 99.39

[Additional Pictures](#)

School County San Joaquin ELEM Tracy Union JRHI Tracy Union HIGH Tracy Union

Ending Modifier Status Modifier

Directions 11th St > Jefferson Pkwy > Taylor > Mason

Marketing Remark 'Sylvan' model, 3 BR + retreat off master (could be 4th bedroom), kitchen island, black appliances, new 2-inch blinds, tile-face fireplace in FR, millnose corners, covered porch in front, large b/yard (not landsc). Easy to show. Call 1st, lockbox.


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# Client Summary Report

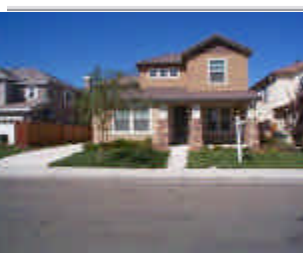
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<b>Sold</b> 04/05/04	<b>Listing #</b> 40009320	<b>2945 Lyon Ct Tracy, CA 95377-8531</b>		<b>Listing Price:</b> \$574,900	
	<b>County:</b> San Joaquin	<b>Cross St:</b> Jefferson		<b>Map:</b> 239, F8	
	<b>Property Type</b>	Residential	<b>Property Subtype</b>	1 House on Lot	
	<b>Area</b>	20601	<b>Subdivision</b>	Lourence Ranch	
	<b>Beds</b>	4-5	<b>Approx Square Feet</b>	3415 Builder	
	<b>Baths(FH)</b>	4 (4 0)	<b>Price/Sq Ft</b>	162.52	
	<b>Year Built</b>	2003	<b>Lot Sq Ft(approx)</b>	5663	
	<b>APN</b>	240-430-36			
	<b>DOM</b>	20	<b>Lot Acres (approx)</b>	0.130	
	<b>Selling Price</b>	\$555,000	<b>SP%LP</b>	96.54	

<b>School County</b>	San Joaquin	<b>ELEM</b> Tracy Union	<b>JRHI</b> Tracy Union	<b>HIGH</b> Tracy Union
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<b>Ending Modifier</b>	<b>Status Modifier</b>
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**Directions** Eleventh/ rght on Jefferson/ rght on Lyon Ct  
**Marketing Remark** 3 month new beauty w/ \$78K in upgrades featuring upgraded flooring, cabinets, granite, intercom, surround sound wiring, master retreat, jetted tub, huge walk-in, bonus room (poss. 5th bedroom), 3rd car garage conv. to office, fully landscaped, window coverings and more!

<b>Sold</b> 10/15/04	<b>Listing #</b> 40062163	<b>2861 Compton Pl Tracy, CA 95377-8534</b>		<b>Listing Price:</b> \$549,000
	<b>County:</b> San Joaquin	<b>Cross St:</b> Presidio		<b>Map:</b> 250, E1
	<b>Property Type</b>	Residential	<b>Property Subtype</b>	1 House on Lot
	<b>Area</b>	20601	<b>Subdivision</b>	Lourence Ranch Crossing
	<b>Beds</b>	4	<b>Approx Square Feet</b>	2945 Assessor/Auto-Fill
	<b>Baths(FH)</b>	3 (2 1)	<b>Price/Sq Ft</b>	189.81
	<b>Year Built</b>	2003	<b>Lot Sq Ft(approx)</b>	5793
	<b>APN</b>	240-430-75		
	<b>DOM</b>	36	<b>Lot Acres (approx)</b>	0.133
	<b>Selling Price</b>	\$559,000	<b>SP%LP</b>	101.82

[Additional Pictures](#)

<b>School County</b>	San Joaquin	<b>ELEM</b> Tracy Union	<b>JRHI</b> Tracy Union	<b>HIGH</b> Tracy Union
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<b>Ending Modifier</b>	<b>Status Modifier</b>
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**Directions** Eleventh St. to Jefferson Pkwy,Left on Jackson,Right on Presidio, Right on Compton to property.  
**Marketing Remark** Stunning Standard Pacific Home,Lourence Ranch (Discovery Model Floor Plan),very spacious and inviting,Formal Dining Room,Large Kitchen w/ island overlooking the Family Room,Mudd Room,Large 2 Car Garage with Tandem Parking,Low maintenance Yard,Back yard offers a Covered Patio.

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<b>Sold</b> 08/27/04	<b>Listing #</b> 40039478	<b>2875 Funston Ct Tracy, CA 95377-8530</b>	<b>Listing Price:</b> \$569,950
	<b>County:</b> San Joaquin	<b>Cross St:</b> N JEFFERSON	<b>Map:</b> 250, E1
	<b>Property Type</b>	Residential	<b>Property Subtype</b>
	<b>Area</b>	20601	<b>Subdivision</b>
	<b>Beds</b>	4	<b>Approx Square Feet</b>
	<b>Baths(FH)</b>	4 (4 0)	<b>Price/Sq Ft</b>
	<b>Year Built</b>	2002	<b>Lot Sq Ft(approx)</b>
	<b>APN</b>	240-430-16	<b>Lot Acres (approx)</b>
	<b>DOM</b>	56	
<b>Selling Price</b>	\$565,000	<b>SP%LP</b>	99.13

<b>School County</b>	San Joaquin	<b>ELEM</b> Tracy Union	<b>JRHI</b> Tracy Union	<b>HIGH</b> Tracy Union
<b>Ending Modifier</b>	<b>Status Modifier</b>			

**Directions** 11TH STREET TO JEFFERSON TO FUNSTON  
**Marketing Remark** Excellent Court location, four bedrooms, 4 full bathrooms (One bedroom and 2 Full baths downstairs) Master features: Jetted tub, dual sinks and walk-in closet, Custom hand set tile in hall & kitchen, Custom window coverings, Attractive landscaped yards

<b>Sold</b> 12/03/04	<b>Listing #</b> 40075511	<b>565 Presidio Pl Tracy, CA 95377-8508</b>	<b>Listing Price:</b> \$599,950
	<b>County:</b> San Joaquin	<b>Cross St:</b> JACKSON	<b>Map:</b> 250, E1
	<b>Property Type</b>	Residential	<b>Property Subtype</b>
	<b>Area</b>	20601	<b>Subdivision</b>
	<b>Beds</b>	4	<b>Approx Square Feet</b>
	<b>Baths(FH)</b>	3 (2 1)	<b>Price/Sq Ft</b>
	<b>Year Built</b>	2002	<b>Lot Sq Ft(approx)</b>
	<b>APN</b>	240-430-05	<b>Lot Acres (approx)</b>
	<b>DOM</b>	18	
	<b>Selling Price</b> \$593,000 <b>SP%LP</b> 98.84		

[Additional Pictures](#)


<b>School County</b>	San Joaquin	<b>ELEM</b> Tracy Union	<b>JRHI</b> Tracy Union	<b>HIGH</b> Tracy Union
<b>Ending Modifier</b>	<b>Status Modifier</b>			

**Directions** I-205, 11TH STREET, RT. ON CROSSROADS, RT. JACKSON LEFT ON PRESIDIO PLACE.  
**Marketing Remark** DISCOVERY MODEL IN LOURENCE RANCH. BUILDER SOLD OUT OF THIS MODEL AT \$609,900. BASE PRICE. THIS HOME HAS OVER 25,000 IN BUILDER AND OWNER UPGRADES. 4 BEDROOM 2 1/2 BATHROOM. CEILING FANS W/LIGHT FIXTURES THROUGHOUT, BLACK APPLIANCES, INCLUDING TRASH COMPACTOR 2 FAUX WOOD BLINDS, AND MORE

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<b>Sold</b> 12/23/04	<b>Listing #</b> 40040489 <b>County:</b> San Joaquin	<b>402 Riley Ct Tracy, CA 95377-8548</b> <b>Cross St:</b> greystone	<b>Listing Price:</b> \$635,000 <b>Map:</b> 251, E1	
	<b>Property Type</b>	Residential	<b>Property Subtype</b>	1 House on Lot
	<b>Area</b>	20601		
	<b>Beds</b>	4	<b>Approx Square Feet</b>	3200 Builder
	<b>Baths(FH)</b>	3 (3 0)	<b>Price/Sq Ft</b>	196.25
	<b>Year Built</b>	2003		
	<b>APN</b>	240-460-61		
	<b>DOM</b>	92	<b>Lot Acres (approx)</b>	
	<b>Selling Price</b>	\$628,000	<b>SP%LP</b>	98.90

<b>School County</b>	San Joaquin	<b>ELEM</b> Tracy Union	<b>JRHI</b> Tracy Union	<b>HIGH</b> Tracy Union
<b>Ending Modifier</b>	<b>Status Modifier</b>			

**Directions** go east 11th st, right on crossroad, left on greystone  
**Marketing Remark** Brand new house in a quiet neighborhood, Master bedroom downstairs. Very nice back yard landscaped. To show is to sell.

<b>Sold</b> 06/30/04	<b>Listing #</b> 40030821 <b>County:</b> San Joaquin	<b>443 General Ln Tracy, CA 95377-8542</b> <b>Cross St:</b> Marshall	<b>Listing Price:</b> \$649,000 <b>Map:</b> 250, E1	
	<b>Property Type</b>	Residential	<b>Property Subtype</b>	1 House on Lot
	<b>Area</b>	20601	<b>Subdivision</b>	Lourence Ranch
	<b>Beds</b>	4	<b>Approx Square Feet</b>	3140 Builder
	<b>Baths(FH)</b>	4 (3 1)	<b>Price/Sq Ft</b>	203.82
	<b>Year Built</b>	2003	<b>Lot Sq Ft(approx)</b>	6926
	<b>APN</b>	240-450-50		
	<b>DOM</b>	15	<b>Lot Acres (approx)</b>	0.159
	<b>Selling Price</b> \$640,000 <b>SP%LP</b> 98.61			

<b>Additional Pictures</b>				
<b>School County</b>	San Joaquin	<b>ELEM</b> Tracy Union	<b>JRHI</b> Tracy Union	<b>HIGH</b> Tracy Union
<b>Ending Modifier</b>	<b>Status Modifier</b>			

**Directions** South on Crossroads, right on Jackson Ave, left on McDowell, right on Marshall, left on General  
**Marketing Remark** WOW, this home is absolutely stunning, less than 1 yr old, 'Cinnabar' model, tile floors, 2 masters downstairs, lrg master has sliding door leading to what looks like a cafe' in Italy, seller is interior designer, home shows better than the model & custom pool & spa. Open Sat 12-4pm.

Featured properties may not be listed by the office/agent presenting this brochure.  
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# Client Summary Report

Printed as of 02/19/07 at 9:55am

**Sold 12/16/04**      **Listing # 40077358**      **2637 Greystone Dr Tracy, CA 95377-8552**      **Listing Price: \$655,000**  
**County: San Joaquin**      **Cross St: Crossroads Dr**      **Map: 250, F1**



<b>Property Type</b>	Residential	<b>Property Subtype</b>	1 House on Lot
<b>Area</b>	20601	<b>Subdivision</b>	Lourence Ranch
<b>Beds</b>	5	<b>Approx Square Feet</b>	3107 Assessor/Auto-Fill
<b>Baths(FH)</b>	3 (3 0)	<b>Price/Sq Ft</b>	209.21
<b>Year Built</b>	2002	<b>Lot Sq Ft(approx)</b>	6403
<b>APN</b>	240-460-03	<b>Lot Acres (approx)</b>	0.147
<b>DOM</b>	25		

**Selling Price \$650,000 SP%LP 99.24**

[Additional Pictures](#)

**School County**      San Joaquin      **ELEM** Tracy Union      **JRHI** Tracy Union      **HIGH** Tracy Union

**Ending Modifier**      **Status Modifier**

**Directions** 11th St > Crossroads Dr (L) > Greystone Dr

**Marketing Remark** "Slate" model, new in-ground Gunite pool, raised spa with spillway to pool, salt-finish decking, palm trees, 5 BR + cabana, laminate flooring, granite counters, white appliances, 2" blinds, front porch & courtyard, \$90k in upgrades. Excellent condition. Call 1st, lockbox.

**Sold 09/14/04**      **Listing # 40054993**      **583 General Ln Tracy, CA 95377-8543**      **Listing Price: \$739,000**  
**County: San Joaquin**      **Cross St: MARSHALL**      **Map: 250, F1**



<b>Property Type</b>	Residential	<b>Property Subtype</b>	1 House on Lot
<b>Area</b>	20601	<b>Approx Square Feet</b>	4098 Assessor/Auto-Fill
<b>Beds</b>	6	<b>Price/Sq Ft</b>	180.33
<b>Baths(FH)</b>	4 (4 0)	<b>Lot Sq Ft(approx)</b>	6621
<b>Year Built</b>	2002	<b>Lot Acres (approx)</b>	0.152
<b>APN</b>	240-450-41		
<b>DOM</b>	13		

**Selling Price**      \$739,000      **SP%LP**      100.00

**School County**      San Joaquin      **ELEM** Tracy Union      **JRHI** Tracy Union      **HIGH** Tracy Union

**Ending Modifier**      **Status Modifier**

**Directions** GO WEST ON 11TH STREET THEN RIGHT ON CROSSROADS TO MARSHALL TO GENERAL

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