


## 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 (1/1/2006 to 12/31/2006)

**Listings as of** 02/19/07 at 10:08am

<b>Sold</b> 12/18/06	<b>Listing #</b> 60056032	<b>2610 Shofield Ct Tracy, CA 95377-8502</b>	<b>Listing Price:</b> \$504,900	
	<b>County:</b> San Joaquin	<b>Cross St:</b> Brooks	<b>Map:</b> 250, E1	
	<b>Property Type</b>	Residential	<b>Property Subtype</b>	1 House on Lot
	<b>Area</b>	20601		
	<b>Beds</b>	3-4	<b>Approx Square Feet</b>	2498 Assessor/Auto-Fill
	<b>Baths(FH)</b>	3 (2 1)	<b>Price/Sq Ft</b>	208.17
	<b>Year Built</b>	2004	<b>Lot Sq Ft(approx)</b>	6534
	<b>APN</b>	240-470-36		
	<b>DOM</b>	160	<b>Lot Acres (approx)</b>	0.150
	<b>Selling Price</b>	\$520,000	<b>SP%LP</b>	102.99

<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** Crossroads south to Merchant turn west to Brooks turn south to Shofield turn east.  
**Marketing Remark** Great house on end of street. Huge back yard with paver stone patio and landscaped to boot. Ultra modern kitchen with dining area in kitchen and so formal dining room. All bedrooms are upstairs and there is a very large sitting room off the master. Laminate floors downstairs in kitchen, dining and entry.

<b>Sold</b> 09/12/06	<b>Listing #</b> 60063816	<b>1001 Kennedy Pl Tracy, CA 95376</b>	<b>Listing Price:</b> \$549,999	
	<b>County:</b> San Joaquin	<b>Cross St:</b> Jefferson	<b>Map:</b> 422, D7	
	<b>Property Type</b>	Residential	<b>Property Subtype</b>	1 House on Lot
	<b>Area</b>	20601		
	<b>Beds</b>	4-5	<b>Approx Square Feet</b>	2176 Owner
	<b>Baths(FH)</b>	3 (2 1)	<b>Price/Sq Ft</b>	238.97
	<b>Year Built</b>	2002	<b>Lot Sq Ft(approx)</b>	4792
	<b>APN</b>	222-222-22		
	<b>DOM</b>	64	<b>Lot Acres (approx)</b>	0.110
	<b>Selling Price</b> \$520,000 <b>SP%LP</b> 94.55			

[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** W 11th to Jefferson to Taylor to R. Kennedy, on the left. Next street is dead end street for Cul-de-sac effect.  
**Marketing Remark** No bk yard neighbors, view of hills/valley from master bed/bath w/raised tub. Lots of windows, plantation shutters. All new crown molding/paint. The pool entertains for hours & is shallow to stay warm spring-fall,fenced. West side of W 11th for easy commute. Walk to sprt pk/shop.Must see. Plasa T.V. nego.



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Printed as of 02/19/07 at 10:08am

<b>Sold</b> 09/13/06	<b>Listing #</b> 60058619 <b>County:</b> San Joaquin	<b>2529 Bennett Ct Tracy, CA 95377-8565</b> <b>Cross St:</b> Ben Ingram	<b>Listing Price:</b> \$549,900 <b>Map:</b> 239, 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>	2527 Assessor/Auto-Fill
	<b>Baths(FH)</b>	3 (3 0)	<b>Price/Sq Ft</b>	217.61
	<b>Year Built</b>	2005	<b>Lot Sq Ft(approx)</b>	6098
	<b>APN</b>	240-620-13		
	<b>DOM</b>	86	<b>Lot Acres (approx)</b>	0.140
	<b>Selling Price</b>	\$549,900	<b>SP%LP</b>	100.00

<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 summer west on Paul Poole and right on Cobalt.  
**Marketing Remark** Nice house. Great floor plan. BR/BH down. Formal kitchen with family room and fireplace. Formal dining area in living room area. Upstairs 3 bedrooms with large master and ultra modern bathroom. There is a landing at the top of the stairs so catch your breath and enjoy the rest of this big upstairs and downs.

<b>Sold</b> 11/02/06	<b>Listing #</b> 60105396 <b>County:</b> San Joaquin	<b>611 Ben Ingram Ct Tracy, CA 95377-8569</b> <b>Cross St:</b> Wyman	<b>Listing Price:</b> \$556,000 <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/Crossings/Pathways Mod
	<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>	262.76
	<b>Year Built</b>	2004	<b>Lot Sq Ft(approx)</b>	10019
	<b>APN</b>	240-610-40		
	<b>DOM</b>	12	<b>Lot Acres (approx)</b>	0.230
	<b>Selling Price</b>	\$556,000	<b>SP%LP</b>	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** From bay area-205 to 11th street/R on Crossroads/L on Merchant Dr/R on Ben Ingram Ln dead end into Ben Ingram Court (611)  
**Marketing Remark** WHAT A GREAT PRICE...go fast/Located in a great CT location in the prestigious Lourence Ranch neighborhood/4 Bed/3 Bath/2,116 of luxurious living space/Wood floors/shutters/large Island w-corian/Huge master walk in closet/Large master bath/Pool size yard/Possible side access/refrigerator,was dryer stays!

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# Client Summary Report

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**Sold 06/07/06**      **Listing # 60034974**      **941 Kennedy Pl Tracy, CA 95377-8520**      **Listing Price: \$560,000**  
**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>Subdivision</b>	Lourence Ranch
<b>Beds</b>	4	<b>Approx Square Feet</b>	2331 Builder
<b>Baths(FH)</b>	3 (3 0)	<b>Price/Sq Ft</b>	239.38
<b>Year Built</b>	2002	<b>Lot Sq Ft(approx)</b>	4792
<b>APN</b>	240-410-01	<b>Lot Acres (approx)</b>	0.110
<b>DOM</b>	25		

**Selling Price \$558,000 SP%LP 99.64**

[Additional Pictures](#)

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

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

**Directions** West on 11th st, right on Jefferson Pkwy, right on Taylor Way, left on Kennedy place

**Marketing Remark** Great parkfield knolls home ready to move in. Relaxing backyard with koi pond. Quite location back to open land. Walking distance to Tracy sports complex. New carpet downstairs. One bedroom and one full bath downstairs.

**Sold 07/28/06**      **Listing # 60072125**      **910 Kennedy Pl Tracy, CA 95377-8520**      **Listing Price: \$559,950**  
**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>Subdivision</b>	Lourence Ranch
<b>Beds</b>	4	<b>Approx Square Feet</b>	2473 Assessor/Auto-Fill
<b>Baths(FH)</b>	3 (3 0)	<b>Price/Sq Ft</b>	226.43
<b>Year Built</b>	2002	<b>Lot Sq Ft(approx)</b>	4356
<b>APN</b>	240-410-11	<b>Lot Acres (approx)</b>	0.100
<b>DOM</b>	15		

**Selling Price \$559,950 SP%LP 100.00**

[Additional Pictures](#)

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

**Ending Modifier**      **Status Modifier**      MLS Entry Only (M)

**Directions** West on 11th st, Left on Jefferson Parkway, Right on Taylor way and Left on Kennedy place

**Marketing Remark** 2473sf living space and 4356sf lot, 2002 built. 4br/3ba and a loft. One bed room and one full bath down stairs. Newer carpet, flooring and tile. Granite Counter Kitchen. Large master suite with walk in closet. Landscaped yard with auto sprinklers and drip system for plants.

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# Client Summary Report

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<b>Sold</b> 06/09/06	<b>Listing #</b> 60022322	<b>948 Mason Ct Tracy, CA 95377-8524</b>		<b>Listing Price:</b> \$559,000	
	<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>	Laurance 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>	226.18	
	<b>Year Built</b>	2002	<b>Lot Sq Ft(approx)</b>	4792	
	<b>APN</b>	240-410-52	<b>Lot Acres (approx)</b>	0.110	
	<b>DOM</b>	45			
	<b>Selling Price</b>	\$565,000	<b>SP%LP</b>	101.07	

<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** HEADING ON 205 EAST EXIT ON 11TH STREET RIGHT ON JEFFERSON PKWY. RIGHT ON MASON AND FIRST HOUSE ON MASON COURT.  
**Marketing Remark** VERY WELL KEPT PROPERTY ON CORNER LOT. EXCELLENT LOCATION. CLOSE TO TRACY SPORTS COMPLEX. MASTER BEDROOM WITH MASTER RETREAT. SELLER IS WILLING TO CONVERT MASTER RETREAT IN TO 4TH BEDROOM IF BUYER WANTS. SPACIOUS KITCHEN WITH ENTER ISLAND AND UPGRADED APPLIANCES. LANDSCAPED BACK YARD WITH CONCRETE PATIO.

<b>Sold</b> 04/21/06	<b>Listing #</b> 60009668	<b>811 Kennedy Pl Tracy, CA 95377-8519</b>		<b>Listing Price:</b> \$569,500
	<b>County:</b> San Joaquin	<b>Cross St:</b> Jackson Ave.		<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 - Parkfield
	<b>Beds</b>	4	<b>Approx Square Feet</b>	2331 Assessor/Agt-Fill
	<b>Baths(FH)</b>	3 (3 0)	<b>Price/Sq Ft</b>	244.10
	<b>Year Built</b>	2003	<b>Lot Sq Ft(approx)</b>	4602
	<b>APN</b>	240-210-25	<b>Lot Acres (approx)</b>	0.106
	<b>DOM</b>	59		
<b>Selling Price</b> \$569,000 <b>SP%LP</b> 99.91				

[See Virtual Tour](#)

<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 south on Crossroads or Jefferson. Right on Jackson to Kennedy  
**Marketing Remark** Lourence Ranch Knolls Model \*\$20,000 PRICE REDUCTION\* Great buy in upscale neighborhood. Tile Floors in Island Kitchen, Nook, Big Family Room, Baths and utility room. Lots of Light\*Big Windows\*Bed/Bath Down. Fresh and Clean. Rear Landscape with Patio. Backs to Open Space. Refrig and Dryer included.

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# Client Summary Report

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**Sold 09/15/06**      **Listing # 60049550**      **2948 Wagner Ct Tracy, CA 95377-8553**      **Listing Price: \$589,000**  
**County: San Joaquin**      **Cross St: Kennedy Place**      **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>	2331 Assessor/Auto-Fill
<b>Baths(FH)</b>	3 (3 0)	<b>Price/Sq Ft</b>	244.53
<b>Year Built</b>	2002	<b>Lot Sq Ft(approx)</b>	5227
<b>APN</b>	240-400-18	<b>Lot Acres (approx)</b>	0.120
<b>DOM</b>	111		

**Selling Price \$570,000 SP%LP 96.77**

[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 St. to right on Jefferson, right on Taylor, right on Kennedy, right on Wagner Ct.

**Marketing Remark** Beautiful Lourence Ranch home w/ built-in pool & jacuzzi hot tub. 4 bedroom /3bath home w/ 2331 sq.ft. of living area. One bedroom & one bath downstairs. Great kitchen w/ oak cabinets, island and laminated flooring. Family room w/ fireplace. Formal living and dining areas.

**Sold 03/29/06**      **Listing # 60001499**      **2918 Wagner Ct Tracy, CA 95377-8553**      **Listing Price: \$575,000**  
**County: San Joaquin**      **Cross St: Kennedy Pl**      **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>	2331 Assessor/Auto-Fill
<b>Baths(FH)</b>	3 (3 0)	<b>Price/Sq Ft</b>	246.68
<b>Year Built</b>	2002	<b>Lot Sq Ft(approx)</b>	4356
<b>APN</b>	240-400-31	<b>Lot Acres (approx)</b>	0.100
<b>DOM</b>	54		

**Selling Price \$575,000 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 south on Jefferson, rt on Taylor, rt on Kennedy, left on Wagner

**Marketing Remark** Beautifully maintained Lourence Ranch home located on cul-de-sac. 4 large bdrms, 3 baths, 2331 sf, one bed/bath downstairs, Wilson Art flooring throughout kitchen, nook & family rm, upstairs laundry rm, Master suite w/custom built-in media center & window seat w/storage. fully landscaped w/paver patio.


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<b>Sold</b> 02/09/06	<b>Listing #</b> 50117827	<b>831 Kennedy Pl Tracy, CA 95377</b>		<b>Listing Price:</b> \$579,000	
	<b>County:</b> San Joaquin	<b>Cross St:</b> Jackson Ave.		<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 - Parkfield	
	<b>Beds</b>	4-20	<b>Approx Square Feet</b>	2176 Assessor/Agt-Fill	
	<b>Baths(FH)</b>	3 (2 1)	<b>Price/Sq Ft</b>	266.08	
	<b>Year Built</b>	2003	<b>Lot Sq Ft(approx)</b>	4356	
	<b>APN</b>	240-410-27	<b>Lot Acres (approx)</b>	0.100	
	<b>DOM</b>	9			
	<b>Selling Price</b> \$579,000 <b>SP%LP</b> 100.00				
	<a href="#">View Virtual Tour</a>				
<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 to South on Crossroads or Jefferson Pky to Right on Jackson to Kennedy

**Marketing Remark** LOURENCE RANCH-GREENS MODEL\*Like New Condition\*Tile Floors in Entry,Kitchen,Nook,all Baths\*Open Island Kitchen with Oak Cabs and granite\*A Million Windows for Great Light w/2in Blinds\*Secluded Master Suite w/Jetted Tub and Fabulous View Of Open Land Behind\*Quiet Street\*Best West Side neighborhood\*VACANT! GO!

<b>Sold</b> 03/24/06	<b>Listing #</b> 60020076	<b>2720 Shofield Ln Tracy, CA 95377-8503</b>		<b>Listing Price:</b> \$580,000
	<b>County:</b> San Joaquin	<b>Cross St:</b> Crossroads		<b>Map:</b> 250, E1
	<b>Property Type</b>	Residential	<b>Property Subtype</b>	1 House on Lot
	<b>Area</b>	20601	<b>Approx Square Feet</b>	2498 City
	<b>Beds</b>	4	<b>Price/Sq Ft</b>	232.19
	<b>Baths(FH)</b>	3 (2 1)	<b>Lot Sq Ft(approx)</b>	5227
	<b>Year Built</b>	2003	<b>Lot Acres (approx)</b>	0.120
	<b>APN</b>	240-440-53		
	<b>DOM</b>	6		
	<b>Selling Price</b> \$580,000 <b>SP%LP</b> 100.00			
<a href="#">Additional Pictures</a>				
<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>	MLS Entry Only (M)

**Directions** Eleventh to Crossroads to Shofield.

**Marketing Remark** Great Home in a Great location near Tracy sports complex. Open floor plan and kitchen is equipped with stainless steel appliances that shows like NEW!. New Landscaped back yard! Open house sat (3/4/06 12 to 4pm).


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<b>Sold</b> 06/06/06	<b>Listing #</b> 60027452 <b>County:</b> San Joaquin	<b>686 Jefferson Ln Tracy, CA 95377-8525</b> <b>Cross St:</b> Jackson	<b>Listing Price:</b> \$589,900 <b>Map:</b> 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>	2776 Assessor/Agt-Fill
	<b>Baths(FH)</b>	3 (2 1)	<b>Price/Sq Ft</b>	212.50
	<b>Year Built</b>	2004	<b>Lot Sq Ft(approx)</b>	6098
	<b>APN</b>	240-420-21		
	<b>DOM</b>	32	<b>Lot Acres (approx)</b>	0.140
	<b>Selling Price</b>	\$589,900	<b>SP%LP</b>	100.00

<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** Off 11th street  
**Marketing Remark** Beautiful, like brand new home. Great Value. Check it out..

<b>Sold</b> 05/25/06	<b>Listing #</b> 60022779 <b>County:</b> San Joaquin	<b>2870 Compton Pl Tracy, CA 95377-8534</b> <b>Cross St:</b> Presidio	<b>Listing Price:</b> \$587,500 <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>	2116 Assessor/Auto-Fill
	<b>Baths(FH)</b>	3 (3 0)	<b>Price/Sq Ft</b>	278.83
	<b>Year Built</b>	2003	<b>Lot Sq Ft(approx)</b>	5663
	<b>APN</b>	240-430-66		
	<b>DOM</b>	48	<b>Lot Acres (approx)</b>	0.130
	<b>Selling Price</b>	\$590,000	<b>SP%LP</b>	100.43

[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** 11th street west, left on Crossroads, right on Jackson, left on Presidio, right to Compton Pl.  
**Marketing Remark** Single-story property in model condition! Maple cabinets, crown molding, beautiful tiled floors and berber carpet, custom window treatment including plantation shutters, stainless steel kitchen appliances, custom built maple media center, security system, water softener, French door w/retractable screen.

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# Client Summary Report

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<b>Sold</b> 05/26/06	<b>Listing #</b> 60035363 <b>County:</b> San Joaquin	<b>2577 Paul Poole Dr Tracy, CA 95377-8559</b> <b>Cross St: Crossroads</b>	<b>Listing Price: \$621,900</b> <b>Map: 239, E1</b>
	<b>Property Type</b>	Residential	<b>Property Subtype</b>
	<b>Area</b>	20601	
	<b>Beds</b>	4	<b>Approx Square Feet</b>
	<b>Baths(FH)</b>	3 (3 0)	<b>Price/Sq Ft</b>
	<b>Year Built</b>	2004	<b>Lot Sq Ft(approx)</b>
	<b>APN</b>	240-620-31	
	<b>DOM</b>	26	<b>Lot Acres (approx)</b>
	<b>Selling Price</b>	\$600,000	<b>SP%LP</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** Located between Crossroads and Summer just south of 11th St.  
**Marketing Remark** Very nice home in excellent condition on a large lot and convenient location. Full bedroom and bath downstairs plus master with huge bathroom upstairs. Large landing at top of stairs could be small family area. Ultra modern and clean kitchen and huge downstairs living and family rooms.

<b>Sold</b> 10/20/06	<b>Listing #</b> 60074041 <b>County:</b> San Joaquin	<b>2953 Safford Ave Tracy, CA 95377-8533</b> <b>Cross St: Jefferson Pky</b>	<b>Listing Price: \$612,950</b> <b>Map: 250, E1</b>
	<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 (3 0)	<b>Price/Sq Ft</b>
	<b>Year Built</b>	2003	<b>Lot Sq Ft(approx)</b>
	<b>APN</b>	240-430-49	
	<b>DOM</b>	76	<b>Lot Acres (approx)</b>
	<b>Selling Price</b>	\$600,000	<b>SP%LP</b>

[Additional Pictures](#) [See Virtual Tour](#)


<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 to Jefferson (Sports Park) South to Safford. RT to property.  
**Marketing Remark** LOURENCE RANCH - Explorer Model\*Stunning Home\*Laminate Floors Downstairs\*Foyer leads to open Living/Dining Rooms\*Giant Island kitchen w/Slab Granite\*High Ceilings\*Bed/Bath Down\*Upstairs Balcony+2 Beds Sharing Bath\*Private Master Suite\*Nice Back Yard\*Spa\*Patio and Lawns\*Quiet area\*Upscale Homes\*West Tracy\*

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# Client Summary Report

Printed as of 02/19/07 at 10:08am

<b>Sold</b> 08/09/06	<b>Listing #</b> 60066360 <b>County:</b> San Joaquin	<b>2952 Safford Ave Tracy, CA 95377-8533</b> <b>Cross St:</b> Jefferson Pky	<b>Listing Price:</b> \$600,000 <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 (3 0)	<b>Price/Sq Ft</b>
	<b>Year Built</b>	2003	<b>Lot Sq Ft(approx)</b>
	<b>APN</b>	240-430-85	<b>Lot Acres (approx)</b>
	<b>DOM</b>	10	
	<b>Selling Price</b>	\$600,000 <b>SP%LP</b> 100.00	
	<a href="#">Additional Pictures</a>	<a href="#">See Virtual Tour</a>	
	<b>School County</b>	San Joaquin	<b>ELEM</b> Tracy Union
<b>Ending Modifier</b>	Bring Backups		<b>Status Modifier</b>

**Directions** 11th to South on Jefferson to Safford Rt. to Corner on Left.

**Marketing Remark** LOURENCE RANCH PATHWAYS\*This One Level Home is Stunning!\*Upgrades Galore\*All Oak Floors\*Elegant Master Suite\*Italian Tile Bathroom\*Island Kitchen\*Slab Granite\*Custom Oak Entertainment Center\*Corner Lot Landscaped to Perfection\*Spa/Gazebo\*Covered Slate Patio\*Fountains\*Touch\*Best Area\*See Media 4 Video\*Now\*\*

<b>Sold</b> 12/19/06	<b>Listing #</b> 60110502 <b>County:</b> San Joaquin	<b>2721 Shofield Ln Tracy, CA 95377-8503</b> <b>Cross St:</b> Brooks	<b>Listing Price:</b> \$600,000 <b>Map:</b> 239, 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 (3 0)	<b>Price/Sq Ft</b>
	<b>Year Built</b>	2003	<b>Lot Sq Ft(approx)</b>
	<b>APN</b>	240-440-32	<b>Lot Acres (approx)</b>
	<b>DOM</b>	49	
	<b>Selling Price</b>	\$600,000 <b>SP%LP</b> 100.00	
<a href="#">Additional Pictures</a>			
<b>School County</b>	San Joaquin	<b>ELEM</b> Tracy Union	<b>JRHI</b> Tracy Union
<b>Ending Modifier</b>	Bring Backups		<b>Status Modifier</b>

**Directions** 11th to cross roads-S, Merchant-W, Brooks-S to Shofield-W, home is second on right

**Marketing Remark** Beautiful home! Nice floorplan with downstairs bed and bath. Large kitchen with island. Walking distance to Tracy sports park. Shows great!

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# Client Summary Report

Printed as of 02/19/07 at 10:08am

Sold 12/22/06

Listing # 60118108 2887 Bay Ct Tracy, CA 95377-8529  
 County: San Joaquin Cross St: Jefferson

Listing Price: \$595,000  
 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/Crossing
<b>Beds</b>	4	<b>Approx Square Feet</b>	2776 Assessor/Auto-Fill
<b>Baths(FH)</b>	3 (3 0)	<b>Price/Sq Ft</b>	217.54
<b>Year Built</b>	2004	<b>Lot Sq Ft(approx)</b>	7405
<b>APN</b>	240-420-19	<b>Lot Acres (approx)</b>	0.170
<b>DOM</b>	32		

Selling Price \$603,900 SP%LP 101.50

[Additional Pictures](#)

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

Ending Modifier Status Modifier

Directions 205 Exit 11th Street/R on Jefferson/through stop sign/L on Bay Court (2887)

Marketing Remark Only 214 per SQFT, how can you beat that?/Located in a ct location in the prestigious Lourence Ranch neighborhood/4 Bed/3 Bath/2,776 SQFT/Tile entry/New paint/large Island/Huge master walk in closet/1bed-1bath Downstairs/Pool size yard/Possible side access/3 car tandem/NEW fridge, wash & dryer stays!

Sold 05/08/06

Listing # 60020102 745 Presidio Pl Tracy, CA 95377-8505  
 County: San Joaquin Cross St: Jackson

Listing Price: \$609,999  
 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>	244.20
<b>Year Built</b>	2003	<b>Lot Sq Ft(approx)</b>	6098
<b>APN</b>	240-440-05	<b>Lot Acres (approx)</b>	0.140
<b>DOM</b>	25		

Selling Price \$609,999 SP%LP 100.00

[Additional Pictures](#)

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

Ending Modifier Status Modifier

Directions West Eleventh, right on Crossroads, right on Jackson, right on Presidio Place.

Marketing Remark DON'T MISS THIS ONE! PRICED TO SELL! THIS HOME SHOWS LIKE A MODEL AND SOME. THIS HOME HAS UPGRADES EVERYWHERE YOU LOOK, HARDWOOD FLOORS, TRAVERTINE TILE, STAINLESS APPLIANCES, CROWN MOLDING, WROUGHT IRON STAIR CASE, GRANITE COUNTER TOPS, RV AND BOAT PARKING, STAMPED CONCRETE PATIO.

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# Client Summary Report

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<b>Sold</b> 05/29/06	<b>Listing #</b> 60035788 <b>County:</b> San Joaquin	<b>2631 Shofield Ct Tracy, CA 95377-8502</b> <b>Cross St:</b> Crossroads	<b>Listing Price:</b> \$625,000 <b>Map:</b> 250, E1	
	<b>Property Type</b>	Residential	<b>Property Subtype</b>	
	<b>Area</b>	20601		
	<b>Beds</b>	4	<b>Approx Square Feet</b>	
	<b>Baths(FH)</b>	3 (3 0)	<b>Price/Sq Ft</b>	
	<b>Year Built</b>	2004	<b>Lot Sq Ft(approx)</b>	
	<b>APN</b>	240-470-33		
	<b>DOM</b>	31	<b>Lot Acres (approx)</b>	
	<b>Selling Price</b>	\$610,000	<b>SP%LP</b>	97.60

<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** Crossroads to Merchant to Brooks Lane to Shofield Ct.

**Marketing Remark** This home is immaculate! Show like a model home! This home features custom shutters, custom paint throughout, granite countertops, stainless appliances, upgraded carpet & pad, wired for ceiling fans throughout, upgraded cinnamon cabinets throughout, pre wired for surround sound in family room, and much more!

<b>Sold</b> 10/25/06	<b>Listing #</b> 60079240 <b>County:</b> San Joaquin	<b>480 Keys Ct Tracy, CA 95377-8549</b> <b>Cross St:</b> Greystone	<b>Listing Price:</b> \$629,000 <b>Map:</b> 250, E1
	<b>Property Type</b>	Residential	<b>Property Subtype</b>
	<b>Area</b>	20601	<b>Subdivision</b>
	<b>Beds</b>	5	<b>Approx Square Feet</b>
	<b>Baths(FH)</b>	4 (3 1)	<b>Price/Sq Ft</b>
	<b>Year Built</b>	2003	<b>Lot Sq Ft(approx)</b>
	<b>APN</b>	240-460-48	
	<b>DOM</b>	68	<b>Lot Acres (approx)</b>
	<b>Selling Price</b>	\$620,000	<b>SP%LP</b>

[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 to 11th Street exit to Crossroads (R) to Greystone (L) to Keys Court (R), home is on left-hand side near culdesac.

**Marketing Remark** Spacious kitchen, upgr'd birch cab's w/cherry finish, atmos.light'g, island w/dble sink. 2ovens, gas stove, refrig., recessed canstr light'g, brkfst eat'g ea, ample c'nter top spc and cabntry, formal din'g rm., sep/fmlyRm&livRm. 5Bdrm 3.5bath, 3-CarTandemGar pkg. for RV vehicle. Pool-sized bckyd. Water softener.

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# Client Summary Report

Printed as of 02/19/07 at 10:08am

**Sold 05/25/06**      **Listing # 60032265**      **484 Presidio Pl Tracy, CA 95377**      **Listing Price: \$629,500**  
**County: San Joaquin**      **Cross St: Jackson**      **Map: 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>	2532 Builder
<b>Baths(FH)</b>	3 (3 0)	<b>Price/Sq Ft</b>	248.62
<b>Year Built</b>	2002	<b>Lot Sq Ft(approx)</b>	6098
<b>APN</b>	240-430-00		
<b>DOM</b>	28	<b>Lot Acres (approx)</b>	0.140

**Selling Price \$629,500 SP%LP 100.00**

[Additional Pictures](#)

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

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

**Directions** 11th To Crossroads, Jackson, to Presidio.

**Marketing Remark** One full bedroom and bath downstairs. Maple flooring, upgraded berber carpet, Formal entry area, formal living and dining. Corner lot, possible RV access. Master bedroom w/oval tub & shower. Plantation shutters. 4 full bedrooms, 3 baths.

**Sold 09/01/06**      **Listing # 60082878**      **764 Presidio Pl Tracy, CA 95377-8505**      **Listing Price: \$628,000**  
**County: San Joaquin**      **Cross St: Shofield**      **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>	4	<b>Approx Square Feet</b>	2498 Assessor/Agt-Fill
<b>Baths(FH)</b>	3 (2 1)	<b>Price/Sq Ft</b>	254.20
<b>Year Built</b>	2003	<b>Lot Sq Ft(approx)</b>	7182
<b>APN</b>	240-440-25		
<b>DOM</b>	6	<b>Lot Acres (approx)</b>	0.165

**Selling Price \$635,000 SP%LP 101.11**

[Additional Pictures](#)      [See Virtual Tour](#)

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

**Ending Modifier**      Bring Backups      **Status Modifier**

**Directions** 11th St South on Jefferson (at Sports Park) to Left on Ralston to Property.

**Marketing Remark** LOURENCE RANCH\*TRACY'S FAVORITE NEIGHBORHOOD\* Highly Upgraded Home on Huge Corner Lot\*Laminate Floors\*Big Granite Island Kitchen\*Maple Cabinets\*Formal Dining\*Custom Paint\*Luxury Master Suite\*Spa-Like Bath\*7100SF Lot\*Stamped Concrete\*Covered Dining area\*Play Area and Enough Room for Big Pool\*See Media\*West Tracy\*


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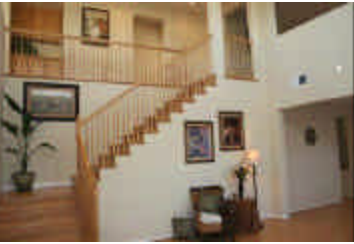
# Client Summary Report

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<p><b>Sold</b> 06/15/06</p> 	<p><b>Listing #</b> 60038600 <b>County:</b> San Joaquin</p>	<p><b>2894 Funston Ct Tracy, CA 95377-8532</b> <b>Cross St:</b> Jefferson Pky</p> <table border="0" style="width: 100%;"> <tr> <td><b>Property Type</b></td> <td>Residential</td> <td><b>Property Subtype</b></td> <td>1 House on Lot</td> </tr> <tr> <td><b>Area</b></td> <td>20601</td> <td><b>Subdivision</b></td> <td>Lourence Ranch - Crossing</td> </tr> <tr> <td><b>Beds</b></td> <td>4</td> <td><b>Approx Square Feet</b></td> <td>2945 Assessor/Agt-Fill</td> </tr> <tr> <td><b>Baths(FH)</b></td> <td>3 (2 1)</td> <td><b>Price/Sq Ft</b></td> <td>220.37</td> </tr> <tr> <td><b>Year Built</b></td> <td>2002</td> <td><b>Lot Sq Ft(approx)</b></td> <td>5227</td> </tr> <tr> <td><b>APN</b></td> <td>240-430-21</td> <td><b>Lot Acres (approx)</b></td> <td>0.120</td> </tr> <tr> <td><b>DOM</b></td> <td>26</td> <td></td> <td></td> </tr> </table>	<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/Agt-Fill	<b>Baths(FH)</b>	3 (2 1)	<b>Price/Sq Ft</b>	220.37	<b>Year Built</b>	2002	<b>Lot Sq Ft(approx)</b>	5227	<b>APN</b>	240-430-21	<b>Lot Acres (approx)</b>	0.120	<b>DOM</b>	26			<p><b>Listing Price:</b> \$649,500 <b>Map:</b> 250, E1</p>
<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/Agt-Fill																												
<b>Baths(FH)</b>	3 (2 1)	<b>Price/Sq Ft</b>	220.37																												
<b>Year Built</b>	2002	<b>Lot Sq Ft(approx)</b>	5227																												
<b>APN</b>	240-430-21	<b>Lot Acres (approx)</b>	0.120																												
<b>DOM</b>	26																														
<p><a href="#">Additional Pictures</a></p>		<p><b>Selling Price</b> \$649,000 <b>SP%LP</b> 99.92 <a href="#">See Virtual Tour</a></p>																													

<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 to South on Crossroads to right on Jackson, to left on Jefferson to left to Funston  
**Marketing Remark** LOURENCE RANCH - Discovery Model\*Stunning upgraded Home\*Big Island Kitchen\*Walk in Pantry\*Home Theatre Built in 65 HDTV\*Private Master Suite\*Landscaped w/slate,Bubbling Spa & Shady Gazebo\*Rear 3 Car Garage Provides big Parking/Play area\*Clean and Bright\*Prestigious upscale neighborhood\*Best Bay Area Commute\*

<p><b>Sold</b> 12/22/06</p> 	<p><b>Listing #</b> 60108078 <b>County:</b> San Joaquin</p>	<p><b>2697 Marshall Ct Tracy, CA 95377-8537</b> <b>Cross St:</b> Mc Dowell</p> <table border="0" style="width: 100%;"> <tr> <td><b>Property Type</b></td> <td>Residential</td> <td><b>Property Subtype</b></td> <td>1 House on Lot</td> </tr> <tr> <td><b>Area</b></td> <td>20601</td> <td><b>Subdivision</b></td> <td>Lourence Ranch/Hillstone/Cinnabar Mod</td> </tr> <tr> <td><b>Beds</b></td> <td>4-5</td> <td><b>Approx Square Feet</b></td> <td>3140 Assessor/Auto -Fill</td> </tr> <tr> <td><b>Baths(FH)</b></td> <td>4 (3 1)</td> <td><b>Price/Sq Ft</b></td> <td>210.19</td> </tr> <tr> <td><b>Year Built</b></td> <td>2004</td> <td><b>Lot Sq Ft(approx)</b></td> <td>7841</td> </tr> <tr> <td><b>APN</b></td> <td>240-450-29</td> <td><b>Lot Acres (approx)</b></td> <td>0.180</td> </tr> <tr> <td><b>DOM</b></td> <td>34</td> <td></td> <td></td> </tr> </table>	<b>Property Type</b>	Residential	<b>Property Subtype</b>	1 House on Lot	<b>Area</b>	20601	<b>Subdivision</b>	Lourence Ranch/Hillstone/Cinnabar Mod	<b>Beds</b>	4-5	<b>Approx Square Feet</b>	3140 Assessor/Auto -Fill	<b>Baths(FH)</b>	4 (3 1)	<b>Price/Sq Ft</b>	210.19	<b>Year Built</b>	2004	<b>Lot Sq Ft(approx)</b>	7841	<b>APN</b>	240-450-29	<b>Lot Acres (approx)</b>	0.180	<b>DOM</b>	34			<p><b>Listing Price:</b> \$668,000 <b>Map:</b> 250, E1</p>
<b>Property Type</b>	Residential	<b>Property Subtype</b>	1 House on Lot																												
<b>Area</b>	20601	<b>Subdivision</b>	Lourence Ranch/Hillstone/Cinnabar Mod																												
<b>Beds</b>	4-5	<b>Approx Square Feet</b>	3140 Assessor/Auto -Fill																												
<b>Baths(FH)</b>	4 (3 1)	<b>Price/Sq Ft</b>	210.19																												
<b>Year Built</b>	2004	<b>Lot Sq Ft(approx)</b>	7841																												
<b>APN</b>	240-450-29	<b>Lot Acres (approx)</b>	0.180																												
<b>DOM</b>	34																														
<p><a href="#">Additional Pictures</a></p>		<p><b>Selling Price</b> \$660,000 <b>SP%LP</b> 98.80</p>																													


<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** From 205 exit 11th street/R Crossroads/R Jackson/L McDowell/L Marshall Court(2697)/from Tracy make a L on Crossroads and all other remains the same  
**Marketing Remark** What a Price!Located in the Prestigious Lourence Ranch Neighborhood/4 Bed + large pool size bonus room/3.5Bath/3,140 of Grand living space/tech/Tile entry/Stainless app/trash comp/2 oven/New cust paint/large Island seats 3/Master+1 bed Down/Master walk in closet/stamp patio/End of Ct only one sign/Must See!

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# Client Summary Report

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<b>Sold</b> 10/04/06	<b>Listing #</b> 60087533	<b>2647 Greystone Dr Tracy, CA 95377-8552</b>	<b>Listing Price:</b> \$680,000
	<b>County:</b> San Joaquin	<b>Cross St:</b> Crossroads	<b>Map:</b> 250, F1
	<b>Property Type</b>	Residential	<b>Property Subtype</b>
	<b>Area</b>	20601	<b>Subdivision</b>
	<b>Beds</b>	5	<b>Approx Square Feet</b>
	<b>Baths(FH)</b>	4 (3 1)	<b>Price/Sq Ft</b>
	<b>Year Built</b>	2002	<b>Lot Sq Ft(approx)</b>
	<b>APN</b>	240-460-02	<b>Lot Acres (approx)</b>
	<b>DOM</b>	22	
<b>Selling Price</b> \$670,000 <b>SP%LP</b> 98.53			

[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** 205 to 11th street/R on Crossroads/L on Greystone/Second house on left side

**Marketing Remark** LOOK AT ALL THESE UPGRADES! This house will give you bragging rights in this prestigious neighborhood of Lourence Ranch/5 Bed/4 Bath/3128 of Luxurious living space/slate flooring/New paint/Corian counters/Black app/2 ovens/trash compactor/Fridg stays/stamp concrete,solid cover patio/fan/Arbor over spa stays

<b>Sold</b> 12/14/06	<b>Listing #</b> 60129540	<b>545 Presidio Pl Tracy, CA 95377-8508</b>	<b>Listing Price:</b> \$699,000
	<b>County:</b> San Joaquin	<b>Cross St:</b> Jackson	<b>Map:</b> 251, E1
	<b>Property Type</b>	Residential	<b>Property Subtype</b>
	<b>Area</b>	20601	<b>Subdivision</b>
	<b>Beds</b>	5	<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>	240-430-06	<b>Lot Acres (approx)</b>
	<b>DOM</b>	9	
<b>Selling Price</b> \$672,500 <b>SP%LP</b> 96.21			

[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>	Release Clause (R)	

**Directions** 205 exit 11 street rt on CROSSROADS,RT ON JACKSON,LEFT ON PRESIDIO

**Marketing Remark** Beautiful Spanish style home, 5 bdrms, 4 baths, 3251 sf,3 car garage, tile flooring throughout downstairs and all baths, custom interior paint,granite kitchen counters,maple cabinets,surround sound ,crown molding,2faux wood blinds,stamped concrete patio with bench great for entertaining.AND MUCH MUCH MORE!!!

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# Client Summary Report

Printed as of 02/19/07 at 10:08am

**Sold 11/22/06**      **Listing # 60107697**      **2657 Greystone Dr Tracy, CA 95377-8552**      **Listing Price: \$689,000**  
 Thank you Ray)      **County: San Joaquin**      **Cross St: Crossroads**      **Map: 250, E1**



<b>Property Type</b>	Residential	<b>Property Subtype</b>	1 House on Lot
<b>Area</b>	20601	<b>Subdivision</b>	Hillstone of Loureance Ranch
<b>Beds</b>	4-5	<b>Approx Square Feet</b>	3140 Assessor/Auto-Fill
<b>Baths(FH)</b>	4 (3 1)	<b>Price/Sq Ft</b>	216.56
<b>Year Built</b>	2002	<b>Lot Sq Ft(approx)</b>	7405
<b>APN</b>	240-460-01	<b>Lot Acres (approx)</b>	0.170
<b>DOM</b>	41		

**Selling Price \$680,000 SP%LP 98.69**

[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** From 11th Street - South into Loureance Ranch at Crossroads, Straight down to Greystone at Corner of Greystone & Crossroads.  
**Marketing Remark** The coveted CINNABAR w/MSTR down w/courtyard,Favorite Spanish Elevation,HUGE Bonus/Media/Office rm,Guest rm w/full bath down,Gourmet kitchen,GRNTE Ctr tops,Cherry Birch Cabs,Oversized Island,Cognac colored wood flrg,Gorgeous Landscape/Hardscape

**Sold 04/07/06**      **Listing # 60007482**      **505 Fisher Way Tracy, CA 95377-8547**      **Listing Price: \$695,000**  
 County: San Joaquin      **Cross St: Greystone**      **Map: 250, E1**



<b>Property Type</b>	Residential	<b>Property Subtype</b>	1 House on Lot
<b>Area</b>	20601	<b>Subdivision</b>	Loureance Ranch - Hillstone
<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>	221.76
<b>Year Built</b>	2003	<b>Lot Sq Ft(approx)</b>	7022
<b>APN</b>	240-460-27	<b>Lot Acres (approx)</b>	0.161
<b>DOM</b>	42		

**Selling Price \$689,000 SP%LP 99.14**

[See Virtual Tour](#)

<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 Crossroads\* South to Greystone\*Turn Left\* Right on Fisher Way (first street)\*Destination on your Right!  
**Marketing Remark** This is a Loureance Ranch, Hillstone, Slate Model\*Many Upgrades\*Island Kitchen w/Cherry Cabinets and Laminate Floors\*Tile Floors in Bathrooms\*Berber Carpet\*Custom Foyer\*Nice Rear Landscape W/Patio\*Gated Drive\*Super Clean\*Upscale Neighborhood\*Best Westside Location For EZ Commute\*Big Front Porch\*Wave to Neighbors\*\*

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# Client Summary Report

Printed as of 02/19/07 at 10:08am

<b>Sold</b> 03/23/06	<b>Listing #</b> 60002090	<b>2573 Merchant Dr Tracy, CA 95377-8561</b>	<b>Listing Price: \$684,999</b>
	<b>County:</b> San Joaquin	<b>Cross St:</b> Crossroads	<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>	5-6	<b>Approx Square Feet</b>	3108 Builder
<b>Baths(FH)</b>	3 (3 0)	<b>Price/Sq Ft</b>	225.23
<b>Year Built</b>	2004	<b>Lot Sq Ft(approx)</b>	6098
<b>APN</b>	240-610-04	<b>Lot Acres (approx)</b>	0.140
<b>DOM</b>	37		

**Selling Price** \$700,000 **SP%LP** 102.19

[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** Frm 580 to 11th St Exit R on Crossroads, L on Merchant. Frm 205 to Tracy Blvd Exit R on 11th St on Crossroads, L on Merchant

**Marketing Remark** This Rare 7 Month Old Lourence Ranch Home has 5 Bdrms,3 Full Bths+Cabana,Poss 6th Bdrm or Pool Rm,3107 Sq Ft of Living Space.Super family room+Dining&Living Rm,1 Bdrm & Full Bth Dwnstrs,Upgraded Carpet&Window Treatments w/Lrge Kitc,Granite Counter,Upgrades Galore. EZ Freeway access,Hurry!This One Will Go Fast!

<b>Sold</b> 01/17/06	<b>Listing #</b> 50083476	<b>2934 Lyon Ct Tracy, CA 95377-8531</b>	<b>Listing Price: \$719,000</b>
	<b>County:</b> San Joaquin	<b>Cross St:</b> Jefferson	<b>Map:</b> 408, E1



<b>Property Type</b>	Residential	<b>Property Subtype</b>	1 House on Lot
<b>Area</b>	20601	<b>Approx Square Feet</b>	3251 Builder
<b>Beds</b>	4-5	<b>Price/Sq Ft</b>	216.86
<b>Baths(FH)</b>	4 (4 0)	<b>Lot Sq Ft(approx)</b>	5600
<b>Year Built</b>	2003	<b>Lot Acres (approx)</b>	0.129
<b>APN</b>	240-430-44		
<b>DOM</b>	75		

**Selling Price** \$705,000 **SP%LP** 98.05

[Additional Pictures](#)

<b>School County</b>	San Joaquin	<b>ELEM</b> Jefferson	<b>JRHI</b> Jefferson	<b>HIGH</b> Jefferson
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<b>Ending Modifier</b>	<b>Status Modifier</b>
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**Directions** 580 East take 11th st. exit, right on Jefferson Parkway and then right on Lyon Ct.

**Marketing Remark** BEAUTIFUL 2 year old home in a great location. Close to freeway and outdoor sports complex. Guest bed/bath downstairs. Granite countertop in kitchen with island. Large master suite with jetted tub. Fully landscaped with nice looking waterfall.


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# Client Summary Report

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<b>Sold</b> 06/30/06	<b>Listing #</b> 60035917	<b>483 General Ln Tracy, CA 95377-8542</b>	<b>Listing Price:</b> \$740,000	
	<b>County:</b> San Joaquin	<b>Cross St:</b> Safford Way	<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>	5	<b>Approx Square Feet</b>	3585 Assessor/Auto-Fill
	<b>Baths(FH)</b>	4 (3 1)	<b>Price/Sq Ft</b>	203.07
	<b>Year Built</b>	2003	<b>Lot Sq Ft(approx)</b>	6098
	<b>APN</b>	240-450-34	<b>Lot Acres (approx)</b>	0.140
	<b>DOM</b>	38		
	<b>Selling Price</b> \$728,000 <b>SP%LP</b> 98.38			

[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 > Crossroads (S) > Jackson Ave > McDowell (L) > Marshall (R) > General.

**Marketing Remark** "Travertine" model, slab granite counters & backsplash, island, 2 separate ovens, cherry-pecan finish cabinetry, 2" blinds, 2 fireplaces (FR is granite-faced & master), jacuzzi tub in master, large U shaped walk-in in master, 3-car split garage.

<b>Sold</b> 11/27/06	<b>Listing #</b> 60104213	<b>2541 Wyman Way Tracy, CA 95377-8556</b>	<b>Listing Price:</b> \$755,000(V)	
	<b>County:</b> San Joaquin	<b>Cross St:</b> Ben Ingram	<b>Map:</b> 250, E1	
	<b>Property Type</b>	Residential	<b>Property Subtype</b>	1 House on Lot
	<b>Area</b>	20601	<b>Approx Square Feet</b>	3585 Assessor/Auto-Fill
	<b>Beds</b>	6-14	<b>Price/Sq Ft</b>	204.74
	<b>Baths(FH)</b>	4 (3 1)	<b>Lot Sq Ft(approx)</b>	6534
	<b>Year Built</b>	2004	<b>Lot Acres (approx)</b>	0.150
	<b>APN</b>	240-610-11		
	<b>DOM</b>	51		
	<b>Selling Price</b> \$734,000 <b>SP%LP</b> 97.22			

[Additional Pictures](#)

<b>School County</b>	San Joaquin	<b>ELEM</b> Other	<b>JRHI</b> Other	<b>HIGH</b> Other
<b>Ending Modifier</b>	<b>Status Modifier</b> Value Rng Pricing(V)			

**Directions** 11 street/Cross Roads/left on Merchant Dr/Right on Ben Ingram/Right on Wymann

**Marketing Remark** WOW! What a value!!!, for this beautiful 2 years old, 6 bedrooms, 3.5 bath and over 3580 sq ft. home. 2 bedrooms & 1.5 bath downstairs. All stainless steel appliances in Kitchen. Corner lot, dramatic & impressive entry, high ceiling etc. Please bring your very picky clients. THEY WILL LOVE IT!!!

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# Client Summary Report

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**Sold 06/28/06**      **Listing # 60068161**      **940 Ben Ingram Ln Tracy, CA 95377-8566**      **Listing Price: \$760,000**  
**County: San Joaquin**      **Cross St: PAUL POOLE DR**      **Map: 250, E8**



<b>Property Type</b>	Residential	<b>Property Subtype</b>	1 House on Lot
<b>Area</b>	20601		
<b>Beds</b>	5	<b>Approx Square Feet</b>	3415 Appraiser
<b>Baths(FH)</b>	4 (4 0)	<b>Price/Sq Ft</b>	222.55
<b>Year Built</b>	2004	<b>Lot Sq Ft(approx)</b>	6098
<b>APN</b>	240-620-07		
<b>DOM</b>	4	<b>Lot Acres (approx)</b>	0.140

**Selling Price \$760,000 SP%LP 100.00**

[Additional Pictures](#)

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

**Ending Modifier**      Bring Backups      **Status Modifier**

**Directions** 11st TO SUMMER LANE-TURN RIGHT TO PUAL POOLE TURN RIGHT.

**Marketing Remark** ONLY 2 YEARS NEW. CORNER LOT 3414 SQ.FT. TWO STORY, TOO MANY UPGRADES-CHERRY WITH CHESTNUT CABINETRY IN KITCHEN.

**Sold 03/13/06**      **Listing # 50119352**      **2721 Magazine Ln Tracy, CA 95377-8544**      **Listing Price: \$779,950**  
**County: San Joaquin**      **Cross St: MCDOWELL**      **Map: 100, A3**



<b>Property Type</b>	Residential	<b>Property Subtype</b>	1 House on Lot
<b>Area</b>	20601		
<b>Beds</b>	6	<b>Approx Square Feet</b>	4098 City
<b>Baths(FH)</b>	5 (4 1)	<b>Price/Sq Ft</b>	195.22
<b>Year Built</b>	2003	<b>Lot Sq Ft(approx)</b>	6098
<b>APN</b>	240-450-64		
<b>DOM</b>	70	<b>Lot Acres (approx)</b>	0.140

**Selling Price \$800,000 SP%LP 102.57**

[Additional Pictures](#)

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

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

**Directions** 11th-right on crossroad-right-left-Mcdowell

**Marketing Remark** Exceptional spacious home w/6 BD plus office only 3-yr new\*1 guest suite w/BA downstairs\*Office w/private side entrance\*Large breakfast ea&island\*Fabulous front&backyard w/large patio\*

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# Client Summary Report

Printed as of 02/19/07 at 10:08am

Sold 10/12/06

**Listing # 60079004**      **2716 Marshall Ct Tracy, CA 95377-8537**  
**County: San Joaquin**      **Cross St: Macdowel Way**

**Listing Price: \$669,000**  
**Map: 250, E1**



<b>Property Type</b>	Residential	<b>Property Subtype</b>	1 House on Lot
<b>Area</b>	20602		
<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>	215.32
<b>Year Built</b>	2004	<b>Lot Sq Ft(approx)</b>	7841
<b>APN</b>	240-450-32		
<b>DOM</b>	53	<b>Lot Acres (approx)</b>	0.180

**Selling Price \$669,000 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
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<b>Ending Modifier</b>	Bring Backups	<b>Status Modifier</b>
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**Directions** From Freeway 205, Exit on 11th St, Right on Crossroads Dr, Right on Jackson, Left on Macdowel Wy, Left to Marshall Ct.

**Marketing Remark** Home is now SALE PENDING. This is a Great Bargain. Beautiful home on EXTRA large landscaped lot. Landscaped backyard with room for pool located on a quiet Cul-De-Sac in Lourence Ranch neighborhood. Access to freeway and shopping centers are very convenient.

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