



Client Summary Report

Listings as of 06/03/08 at 8:04pm

Active Short Sale 05/14/08 **Listing # 80049388** **4117 Tony Marie Ave Modesto, CA 95356-8910** **Listing Price: \$399,000**
County: Stanislaus **Cross St: Snyder** **Map: 305, F6**



Property Type	Residential	Property Subtype	1 House on Lot
Area	20101	Subdivision	Chateau Maison
Beds	4	Apx SqFt-Primary Res	2848 Assessor/Auto-Fill
Baths(FH)	3 (2 1)	Price/Sq Ft	\$140.10
Year Built	2001	Lot Sq Ft(approx)	5663
APN	046-025-005-000	Lot Acres (approx)	0.130
DOM/CDOM	18/18		

[Additional Pictures](#)

School County Stanislaus **ELEM** Modesto City **JRHI** Modesto City **HIGH** Modesto City

Directions N to S: Exit Pelandale, L. Pelandale to Tully, R. Tully to Snyder, R. Take Snyder to Tony Marie, R. S to N: Exit Briggsmore, R. Briggsmore to Tully, L. Tully to Snyder, L. Snyder to Tony Marie, R.

Property Description Short Sale property, traditional sale quality. Impressive home, spacious and clean. Nice neighborhood, well maintained and pleasant. The 2848 sq ft make this spacious home truly 4 bedroom 3 bath. Loft and office space or media room and play room. This is an excellent opportunity, the property is in move in condition and priced to sell in today's market. Short sale is contingent upon Lender's approval, we welcome all pre-approved, solid offers.

Active 05/06/08 **Listing # 80045856** **4320 Alsace Ln Modesto, CA 95356-8945** **Listing Price: \$499,000**
County: Stanislaus **Cross St: Savole** **Map: 305, E6**



Property Type	Residential	Property Subtype	1 House on Lot
Area	20101	Subdivision	CHATEAU PROVENCE
Beds	4	Apx SqFt-Primary Res	2656 Assessor/Auto-Fill
Baths(FH)	2 (2 0)	Price/Sq Ft	\$187.88
Year Built	2003	Lot Sq Ft(approx)	7405
APN	046-021-065-000	Lot Acres (approx)	0.170
DOM/CDOM	28/28		

[Additional Pictures](#)

School County Stanislaus **ELEM** Stanislaus Union **JRHI** Stanislaus Union **HIGH** Modesto City

Directions OFF OF SAVOIE

Property Description THE BEAUTIFUL GATED COMMUNITY OF CHATEAU PROVENCE, 4 BEDROOM, 2 BATH WITH A STUNNING POOL, 3 CAR GARAGE AND CHARMINGLY DECORATED. DON'T WAIT THIS HOME WILL NOT LAST LONG!

Presented By: Irene K Lai Chan

Primary: 209-505-4812

Secondary: 209-569-0654

Other:

E-mail: ilaichan@comcast.net

Web Page: <http://www.modesto-realtor.com>

Rando Real Estate & Financing

1401 Silverado Dr.

Modesto, CA 95356

209-569-0654

Fax : 209-569-0655

June 2008

Featured properties may not be listed by the office/agent presenting this brochure.

All measurements and calculations of area are approximate. Information provided by Seller/Other sources, not verified by Broker. All Interested Persons should independently verify accuracy of above information. Copyright 2008, MetroList Services, Inc. Copyright © 2008, Rapattoni Corporation. All rights reserved.



Client Summary Report

Listings as of 06/03/08 at 8:04pm

Active Short Sale 11/19/07	Listing # 70120051	4416 Durance Dr Modesto, CA 95356-8404	Listing Price: \$499,999
	County: Stanislaus	Cross St: Bangs-Versalles	Map: 305, E6



Property Type	Residential	Property Subtype	1 House on Lot
Area	20101	Subdivision	Chateau Provence
Beds	3-4	Apx SqFt-Primary Res	3215 Assessor/Agt-Fill
Baths(FH)	3 (3 0)	Price/Sq Ft	\$155.52
Year Built	2003	Lot Sq Ft(approx)	6970
APN	046-020-033-000	Lot Acres (approx)	0.160
DOM/CDOM	197/197		

[Additional Pictures](#)

School County	Stanislaus	ELEM	Stanislaus Union	JRHI	Stanislaus Union	HIGH	Modesto City
----------------------	------------	-------------	------------------	-------------	------------------	-------------	--------------

Directions Pelandale (E) to Carver (N) to Bangs, L. to gates at Chateau Provence Versallies, L. to Durance. End of Durance.

Property Description Luxury living at an affordable price! Chateau Provence, One of Modesto's finest gated communities, features a 3200SQ.FT. home that boasts crown molding, plantation shutters, walk-in closets in all bedrooms. 2 fmlly rms, 3-car finished garage. Mstr bd w/His & Hers walk-in closets, dble sinks, jetted tub & more.

Presented By: Irene K Lai Chan

Primary: 209-505-4812

Secondary: 209-569-0654

Other:

E-mail: ilaichan@comcast.net

Web Page: <http://www.modesto-realtor.com>

June 2008

Rando Real Estate & Financing

1401 Silverado Dr.

Modesto, CA 95356

209-569-0654

Fax : 209-569-0655

Featured properties may not be listed by the office/agent presenting this brochure.

All measurements and calculations of area are approximate. Information provided by Seller/Other sources, not verified by Broker. All Interested Persons should independently verify accuracy of above information. Copyright 2008, MetroList Services, Inc. Copyright © 2008, Rapattoni Corporation. All rights reserved.

