



Client Summary Report

Listings as of 07/09/08 at 8:09pm

Active 06/24/08	Listing # 80063241	617 Stewart Rd Modesto, CA 95356-9628	Listing Price: \$329,000
	County: Stanislaus	Cross St: Walnut Woods Dr.	Map: 248, B8



Property Type	Residential	Property Subtype	1 House on Lot
Area	20109		
Beds	2	Apx SqFt-Primary Res	1582 Assessor/Agt-Fill
Baths(FH)	2 (1 1)	Price/Sq Ft	\$207.96
Year Built	1957	Lot Sq Ft(approx)	25265
APN	004-085-034-000		
DOM/CDOM	15/15	Lot Acres (approx)	0.580

School County	Stanislaus	ELEM	Modesto City	JRHI	Modesto City	HIGH	Modesto City
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Directions McHenry Ave to Stewart Rd.**Property Description** Affordability Has Finally Arrived In Del Rio!!! This Home Sits On Over A 1/2 lot * Tons Of Potential * Circular Driveway * This One Wont Last Long...

Active 04/04/08	Listing # 80033967	7109 Hillcrest Dr Modesto, CA 95356-8876	Listing Price: \$799,000
	County: Stanislaus	Cross St: Thunderbird Drive	Map: 247, A7



Property Type	Residential	Property Subtype	1 House on Lot
Area	20109	Subdivision	Hillcrest Estate
Beds	4	Apx SqFt-Primary Res	3292 Assessor/Auto-Fill
Baths(FH)	3 (3 0)	Price/Sq Ft	\$242.71
Year Built	1977	Lot Sq Ft(approx)	21344
APN	004-079-033-00		
DOM/CDOM	96/306	Lot Acres (approx)	0.490

[Additional Pictures](#)

School County	Stanislaus	ELEM	Stanislaus Union	JRHI	Stanislaus Union	HIGH	Modesto City
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Directions From Carver Rd Travel E. on Thunderbird Dr Then N. on Hillcrest Drive To Property**Property Description** Del Rio Best Value! Established Home w/Mature Landscaping And Pool In Large Private Backyard. Perfect For Relaxation & Entertainment. Recent Refurbished w/New Paint Carpet, Etc. Makes This Home Ready To Move In & Enjoy.

Presented By: Irene K Lai Chan

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Active 04/20/08	Listing # 80040365	600 Hartley Dr Modesto, CA 95356-9657	Listing Price: \$835,000
	County: Stanislaus	Cross St: Walnut Woods	Map: 306, B1



Property Type	Residential	Property Subtype	1 House on Lot
Area	20109	Subdivision	Walnut Woods
Beds	3	Apx SqFt-Primary Res	2559 Broker
Baths(FH)	2 (2 0)	Price/Sq Ft	\$326.30
Year Built	2007	Lot Sq Ft(approx)	20047
APN	004-004-059-000		
DOM/CDOM	69/69	Lot Acres (approx)	0.460

[Additional Pictures](#)

School County	Stanislaus	ELEM	Stanislaus Union	JRHI	Stanislaus Union	HIGH	Modesto City
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Directions McHenry to Stewart Road. Left on Stewart, left on Walnut Woods, right on Hartley.

Property Description Del Rio custom built in 2007. Main house has 2559 square feet with 3 bedrooms and 2 baths. Very open floor plan with lots of glass & french doors. You'll love the view from the living room, dining, kitchen, family room and patio. Master suite has french doors to the outside and a jetted tub. Pool house/Casita adds 480 square feet and has a full bath with skylite. Add your own landscaping design and ideas. Close to Del Rio Golf and Country Club clubhouse. Rare Del Rio opportunity at this price.

Active 06/17/08	Listing # 80060807	1000 Country Club Dr Modesto, CA 95356-9677	Listing Price: \$990,000
	County: Stanislaus	Cross St: St. John Avenue	Map: 306, A1



MetroList® Property Type	Residential	Property Subtype	1 House on Lot
Area	20109	Subdivision	Country Club Lane
Beds	4-5	Apx SqFt-Primary Res	3325 Seller
Baths(FH)	3 (3 0)	Price/Sq Ft	\$297.74
Year Built	1987	Lot Sq Ft(approx)	20175
APN	004-007-040		
DOM/CDOM	22/22	Lot Acres (approx)	0.463

[Additional Pictures](#)

School County	Stanislaus	ELEM	Stanislaus Union	JRHI	Stanislaus Union	HIGH	Modesto City
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Directions LADD TO COUNTRY CLUB

Property Description GORGEOUS CUSTOM HOME IN THE DESIRABLE DEL RIO COMMUNITY! WALK TO DEL RIO GOLF & COUNTRY CLUB! THIS STUNNING HOME FEATURES 4 SPACIOUS BEDROOMS, 3 FULL BATHROOMS, OVER 3320 SF, MASTER SUITE W/AN ADDITIONAL AREA FOR OFFICE OR DEN, GREAT ROOM W/CATHEDRAL CEILINGS, FIREPLACE & BI CABINETS, NEWER HARDWOOD FLOORS, LOFT UPSTAIRS W/PRIVATE BALCONY, LARGE KITCHEN W/BAKING CENTER, HUGE ISLAND, PANTRY & BUILT IN NOOK! IMMACULATE BACKYARD W/MATURE TREES & ROOM FOR ENTERTAINING. SPARKLING SWIMMING POOL!

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Client Summary Report

Listings as of 07/09/08 at 8:09pm

Active 07/07/08	Listing # 80067697	904 Country Club Dr Modesto, CA 95356-8877	Listing Price: \$995,000
	County: Stanislaus	Cross St: Saint John	Map: 306, A1




Property Type	Residential	Property Subtype	1 House on Lot
Area	20109	Subdivision	Country Club Lane
Beds	4	Apx SqFt-Primary Res	2930 Assessor/Auto-Fill
Baths(FH)	3 (3 0)	Price/Sq Ft	\$339.59
Year Built	1987	Lot Sq Ft(approx)	20038
APN	004-007-042-000		
DOM/CDOM	2/2	Lot Acres (approx)	0.460

[Additional Pictures](#)

School County	Stanislaus	ELEM	Modesto City	JRHI	Modesto City	HIGH	Modesto City
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Directions From Mc Henry Avenue go west on Stewart Road go south on St. John then west on Country Club Drive. Property will be on the left side of the street.

Property Description Serene french country home in most desired Del Rio area. Granite kitchen, large Master suite w/fireplace. The updated Master bath features a 2 person jetted tub surrounded by granite. 3 car garage w/shop. A pool/spa grace the large backyard which also features luscious fruit trees. The hundreds of flowerings bulbs planted in the yards will surprise & delight you throughout the year. Too many elements of gracious living to list, a tour of this home is a must to reveal the long list of features.

Active 04/29/08	Listing # 80043407	1012 Country Club Dr Modesto, CA 95356-9677	Listing Price: \$999,900
	County: Stanislaus	Cross St: St. John	Map: 306, A1



Property Type	Residential	Property Subtype	1 House on Lot
Area	20109	Subdivision	Country Club Lane
Beds	4	Apx SqFt-Primary Res	3170 Assessor/Agt-Fill
Baths(FH)	3 (3 0)	Price/Sq Ft	\$315.43
Year Built	1993	Lot Sq Ft(approx)	20175
APN	004-007-037-000		
DOM/CDOM	70/70	Lot Acres (approx)	0.463

[Additional Pictures](#)

School County	Stanislaus	ELEM	Stanislaus Union	JRHI	Stanislaus Union	HIGH	Modesto City
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Directions Ladd to St. John to Country Club.

Property Description Extravagant single story Del Rio home! This gorgeous Mediterranean home features 4 bedrooms, 3 baths, 3170 sq.ft, light and bright open floor plan, stunning kitchen with island, dual ovens, and tons of cabinets, custom features throughout home, huge family room with fireplace, recessed lighting, and built-in cabinets, stucco fencing with lush landscaped yards, sparkling built-in pool and large covered patio perfect for entertaining!

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Client Summary Report

Listings as of 07/09/08 at 8:09pm

Active 04/02/08	Listing # 80033196 7433 Spy Glass Dr Modesto, CA 95356-9578	Listing Price: \$1,058,000(V)
	County: Stanislaus Cross St: Beltis	Map: 248, B7



Property Type	Residential	Property Subtype	1 House on Lot
Area	20109	Subdivision	Del Rio
Beds	5	Apx SqFt-Primary Res	4533 Assessor/Auto-Fill
Baths(FH)	5 (5 0)	Price/Sq Ft	\$233.40
Year Built	1991	Lot Sq Ft(approx)	21250
APN	004-086-020-000	Lot Acres (approx)	0.488
DOM/CDOM	98/98		

[Additional Pictures](#)

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

Directions North on McHenry, west on Stewart, north on Beltis, right on Spy Glass.

Property Description Great Family home! Close to the Del Rio Country Club. Beautiful wood floors. 5 bedrooms, 5 bath home. Separate inlaws suite. Gorgeous backyard with a solar heated pool and roll out safety Pool cover. Beautiful waterfall.

Active 04/01/08	Listing # 80033224 7438 Spy Glass Dr Modesto, CA 95356-9579	Listing Price: \$1,400,000
	County: Stanislaus Cross St: Beltis	Map: 248, B8



Property Type	Residential	Property Subtype	1 House on Lot
Area	20109	Subdivision	Del Rio Country Estates No. 2
Beds	4-5	Apx SqFt-Primary Res	4517 Assessor/Auto-Fill
Baths(FH)	4 (3 1)	Price/Sq Ft	\$309.94
Year Built	1998	Lot Sq Ft(approx)	20270
APN	004-086-051-000	Lot Acres (approx)	0.465
DOM/CDOM	98/98		

[Additional Pictures](#)

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

Directions North on McHenry to Stewart to Beltis to Spyglass.

Property Description Looking for a large home in quiet Del Rio location then this is it. 5 bedrooms or 4 and an office. There is a large gathering area, kitchen, family room, game room and bar are one very big and open space that leads to the massive outside living area with TV. Master suite w/sitting area and double sided fireplace. Back yard is very private with pool, spa and the nicest pond you've seen. The garage has a finished floor, lots of built-in cabinets and sink.

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Client Summary Report

Listings as of 07/09/08 at 8:09pm

Active 02/08/08	Listing # 80011777 7416 River Nine Dr Modesto, CA 95356-9221	Listing Price: \$1,495,000
	County: Stanislaus Cross St: Carver	Map: 247, A7



Property Type	Residential	Property Subtype	1 House on Lot
Area	20109	Subdivision	Del Rio West
Beds	5	Apx SqFt-Primary Res	4064 Assessor/ Auto-Fill
Baths(FH)	3 (3 0)	Price/Sq Ft	\$367.86
Year Built	2003	Lot Sq Ft(approx)	20909
APN	004-092-017-000	Lot Acres (approx)	0.480
DOM/CDOM	152/152		

[Additional Pictures](#)

School County	Stanislaus	ELEM	Stanislaus Union	HIGH	Modesto City	JRHI	Stanislaus Union
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Directions North on Carver Rd to the very end. Enter Call 577 at gate call box on island.

Property Description Located in the prestigious Del Rio West gated community this is a must see property. Broker / Builder is owner of this property and may consider a trade. Possible owner financing available to the right buyer and owner will consider a lease option. Property is vacant and ready for immediate occupancy.

Active 06/11/08	Listing # 80059263 7621 Spy Glass Dr Modesto, CA 95356-9583	Listing Price: \$1,599,000
	County: Stanislaus Cross St: Beltis	Map: 247, C6



Property Type	Residential	Property Subtype	1 House on Lot
Area	20109	Apx SqFt-Primary Res	3016 Assessor/Agt-Fill
Beds	4	Price/Sq Ft	\$530.17
Baths(FH)	3 (3 0)	Lot Sq Ft(approx)	22651
Year Built	1990	Lot Acres (approx)	0.520
APN	004-086-009-000		
DOM/CDOM	28/28		

[Additional Pictures](#)

School County	Stanislaus	ELEM	Modesto City	JRHI	Modesto City	HIGH	Modesto City
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Directions Stewart To Beltis To Spyglass. This Is The Very Last House At The End Of Spyglass On The River.

Property Description Exquisite Del Rio home on the river! Tremendous view of river, infinity pool, towering trees. Enjoy nature & privacy in this one of a kind setting. Private 11 acre river park is shared with six neighbors. Stunning home features hardwood flooring, crown moulding, fabulous use of granite & slate, gourmet kitchen, luxurious master suite. Great floor plan & room to add on if desired. Outdoor garage building & plenty of room to store toys. Must see in person, photos cannot do this justice!

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Active 04/01/08	Listing # 80032945 7414 River Nine Dr Modesto, CA 95356-9221	Listing Price: \$1,795,000
	County: Stanislaus Cross St: Carver Rd	Map: 247, F7



Property Type	Residential	Property Subtype	1 House on Lot
Area	20109		
Beds	4-5	Apx SqFt-Primary Res	5500 Builder
Baths(FH)	4 (3 1)	Price/Sq Ft	\$326.36
Year Built	Under Construction	Lot Sq Ft(approx)	20909
APN	004-092-016-000		
DOM/CDOM	99/99	Lot Acres (approx)	0.480

[Additional Pictures](#)

School County	Stanislaus	ELEM	Stanislaus Union	JRHI	Stanislaus Union	HIGH	Modesto City
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Directions From Ladd Rd Travel N.on Carver Rd Through Gate At Del Rio West,Straight Ahead On River Nine Dr To Property
Property Description Construction Of A 5,500 Sq.Ft. Home In Del Rio West, Modesto's Most Architecturally Prestigious Gated Community Will Soon Commence. The Buyer Of This Residence May Have Involvement With Materials And Color Selections Creating The Home Of Their Dreams. Call To View This .48 Acre Site & Blueprints.

Active 07/03/07	Listing # 70070771 7109 Carolina Ct Modesto, CA 95356-9651	Listing Price: \$2,450,000(V)
	County: Stanislaus Cross St: Thunderbird Dr	Map: 247, F8



Property Type	Residential	Property Subtype	1 House on Lot
Area	20109	Subdivision	Del Rio
Beds	7	Apx SqFt-Primary Res	7500 Assessor/Auto-Fill
Baths(FH)	9 (7 2)	Price/Sq Ft	\$326.67
Year Built	1980	Lot Sq Ft(approx)	60113
APN	004-059-039-000		
DOM/CDOM	372/664	Lot Acres (approx)	1.380

[Additional Pictures](#)

School County	Stanislaus	ELEM	Stanislaus Union	JRHI	Stanislaus Union	HIGH	Modesto City
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Directions North on Carver Rd to Thunderbird Dr to Carolina Ct.

Property Description Value Range Price. Situated on 1 1/3 acres this spectacular Del Rio Home is really one of a kind. Featured in Architectural Digest. The list of custom features throughout this home are too numerous to list. Master suite with sitting room, fireplace and private spa. Massive glass across The back of home.

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Listings as of 07/09/08 at 8:09pm

Active 09/06/06	Listing # 60101374	6813 Corte De Oro Modesto, CA 95356	Listing Price: \$3,000,000
	County: Stanislaus	Cross St: Country Club	Map: 306, B1



Property Type	Residential	Property Subtype	1 House on Lot
Area	20109	Subdivision	Rancho De Rio
Beds	5	Apx SqFt-Primary Res	8000 Seller
Baths(FH)	5 (4 1)	Price/Sq Ft	\$375.00
Year Built	1992	Lot Sq Ft(approx)	98881
APN	004-088-009	Lot Acres (approx)	2.270
DOM/CDOM	672/672		

[Additional Pictures](#)

School County	Stanislaus	ELEM	Stanislaus Union	JRHI	Stanislaus Union	HIGH	Modesto City
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Directions Ladd to Country Club, Country Club to Gates of Rancho Del Rio

Property Description 2.27 Acre Estate, gated community Rancho Del Rio. Nearly 8000 Ft, stunning 2 story, 2 master suites, gorgeous office, media room, 5 car garage, RV access, wet bar, 2 laundry rooms, bonus room, huge family room, dining room and living room, unbelievable gourmet kitchen and master suite. 5 Bedrooms, 4.5 baths.

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