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KILLER DEAL!!! If you're looking for a
"knock-your-socks-off" and "move-in-ready" 3 bedrooms, 2
full baths, 2 car-garage single family home for **UNDER 550K . . .**



Like the photos? Wait until you see the rest of the place
that has upgrades galore from flooring to roof. . .
not to mention the \$-saving solar system!

PATRICK McCARRAN

TRACY

23457 CURRIER DRIVE
TRACY
95304
\$1,200,000

\$1,200,000

DISCOVER LUXURY AND RURAL CHARM AT THIS STUNNING COUNTRY ESTATE on 1.29 acres. With 2,496 sq ft this home boasts 5 bdrm - including 1 Large main Suite and 1 Jr Suite each w/ private baths for a total of 3 full baths and a 1/2 baths for guest convenience. Living Room with frplc; Separate Dining Room/ Denr/ Office; 3-1/2 baths. Updated gourmet kit. with stainless steel appliances highlighted by a commercial grade 6-burner gas stove, granite countertops, a large island, and Pendant lighting that adds a touch of sophistication. Patio w/ pergola for your outdoor enjoyment, landscaped yards, and a fenced in-ground pool. Det. 4 car gar. w/ addl 1600 sq ft of bonus rooms, Metal workshop with car lift. Secluded but not isolated, minutes form shopping in Mountain House of Costco in Tracy and easy access to 580 and the 5 freeway. Provided by Patrick McCarran

CONCORD

1815 GRANADA DR CONCORD,
CA 94518-1409
\$775,000

\$775,000

BEAUTIFULLY UPDATED CONCORD RANCHER Featuring an amazing backyard oasis. This 3 bedroom 2 bath home is a true gem, featuring newer laminate flooring throughout, a stunning, updated kitchen and large living room. Formal dining room or use it for additional office/living space. The extra large primary suite opens directly to the backyard patio and pool. Two additional well proportioned bedrooms complement the bright, open living spaces. A separate outdoor unit with electricity perfect for a home office, rec room, or art studio. The low maintenance backyard is thoughtfully designed with artificial turf, tasteful landscaping, covered patio, and a sparkling pool, creating an ideal setting for entertaining or quiet relaxation on this lovely street. Desirable schools and close to BART and commute routes. Provided by Patrick McCarran

SUMMERSET 1

SUMMERSET 1 BANNER

1580 CRISPIN DR, BRENTWOOD, CA 94513
\$499,000

\$499,000

WELCOME TO SUMMERSET 1 in Brentwood sought out Pistachio model, Inviting 2 bed 2 bath home 1121 sq ft. Freshly painted and new flooring through out. Step inside to find a bright, open feel with well-sized living spaces designed for comfortable everyday living and easy entertaining. Located only one block to Clubhouse. Enjoy Community Pool, Gym, Social Activities. Security Gate. Large covered Patio and Garage cabinets. close to local shopping, dining, parks, and everyday conveniences, with easy access to the routes you need for work and weekend plans.

55+ COMMUNITY! AFFORDABLE

3660 WALNUT BLVD TRLR 43 BRENTWOOD,
CA 94513

\$348,000

\$319,900

NESTLED WITHIN THE WELCOMING WALNUT ACRES manufactured home offers a low-maintenance lifestyle. 1,648 sq ft. 3 bedrooms, 2 bathrooms with granite "comfort height" countertops. Open-concept light-filled living area opens into a spacious kitchen - granite countertops, SS appliances, and a generous dining area. Trex deck The fully landscaped lot showcases artificial turf in the front, two palm trees, and concrete surrounding the home leading to a large outbuilding suited to a workshop, artist's retreat, or storage shed. 19 panel Solar to offset utility costs. Covered parking for 2 cars. The clubhouse and community pool enrich social life, and nearby guest parking. Near downtown Brentwood that offers amenities like boutiques, shopping, diverse dining options, parks, and recreational facilities, many within walking distance. Provided by Patrick McCarran

ANTIOCH

2031 W SWAIN RD STOCKTON, CA 95207

\$412,500

\$399,900

SUNNY SINGLE-STORY RANCH WITH CLASSIC CHARM located in the highly sought-after Lincoln School District. This 3 bed, 2 bath home w/ 1,593 sqft features a mix of tile and laminate floors. Enter in the living room with convinet pocket patio, while the expansive family room impresses with its size and open beam ceilings and flows to an open dining area. The refreshed kitchen includes two full-size sinks for easy prep. Three generous bedrooms and an additional bath complete the floor plan. Situated on a generous lot, this property provides ample outdoor space for entertaining, relaxing, or future possibilities. Thoughtful updates throughout and plenty of room both inside and out, convenient location near parks, shopping, and commuter routes. Provided by Patrick McCarran

3 UNITS

1993 38TH AVE, OAKLAND
94601 585,000

\$585,000

HUGE POTENTIAL!! Great Duplex, centrally located with easy freeway access, close to Fruitvale BART station. The front unit of the home is a 3-bedroom 1-bath, and the back unit is a 1-bedroom and 1-bath. Garage conversion to bonus Studio unit Unknown permits. The sewer lateral is in compliance with building codes. This large space in rear that may be opportunity to add more units. Cozy community space directly behind unit 2 and a long driveway for access or parking. convenient freeway access and close proximity to multiple markets, shops, and banks. Oakland Provided by Patrick McCarran

DUPLEX

2445 10TH AVENUE
94606 619,000

OAKLAND

\$549,000

HERE IT IS, 2443 AND 2445 10TH AVE. OAKLAND, CA - This duplex could be your next investment property. The building is 2,175 square feet of living space total. Built in 1922, with all the charm of that era, and situated on a 5,625 square foot lot. Both units are occupied. Each unit has it's own laundry room. The garage has been altered to storage and this property features a rear yard with play equipment and plenty of privacy. Located in the Peralta Joint Unified school district. Don't miss a great investment opportunity. This is a court ordered sale and is being sold in it's As-Is. Where-Is condition. Provided by Patrick McCarran

TRACY

21 E EMERSON AVE TRACY
\$699,000

\$699,000

THIS LOVELY 5-BEDROOM HOME sits in the heart of Tracy and offers an impressive amount of space and opportunity. The large country kitchen features retro tile, a kitchen nook, and opens into an expansive family room boasting rustic paneling, a beverage bar, and fireplace. French doors lead directly to the backyard and inground pool. Upstairs, the master bedroom offers two walk-in closets and a private balcony. An additional bedroom can easily serve as a retreat or dedicated office. Outside features a large inground pool, deck area made for entertaining, sauna, and full bath accessible directly from the backyard. The detached garage is currently set up as an exercise room and storage area, but can be returned to its original garage use or potentially repurposed into in-law quarters.

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PRICE REDUCED

PENDING

2459 Del Mar Ct, Discovery Bay, CA 94505

2076 Heartland Cir, Brentwood, CA 94513

WELCOME TO YOUR OWN PRIVATE OASIS!

2459 Del Mar Ct, Discovery Bay, CA 94505

This stunning 2-story home in the heart of Discovery Bay offers the ultimate combination of everyday comfort and resort-style living. Move-In Ready! Freshly painted interiors and plush new carpeting provide a bright, contemporary aesthetic from the moment you walk through the door. Dramatic Entry! Be greeted by an impressive, sweeping staircase that sets the tone for this spacious 2,368 sq. ft. floor plan. Entertainer's Dream Backyard! Step into your own personal vacation. The lush backyard features swaying palm trees, a free-form in-ground pool with a waterfall feature and a generous lawn area including a spacious side yard for endless possibilities. Sustainable & Convenient! Enjoy lower energy costs with a third party owned photovoltaic solar system. Premium Location! Situated quietly on a desirable court, this property is just minutes from Hwy 4, local schools, shopping, and the Delta waterways. Financial Incentives! Seller Credit offered to make purchasing a breeze. Don't miss the opportunity to experience the best of Discovery Bay living! To see more, check out the virtual tour, or schedule your private showing today! **DISCOVERY BAY • \$659,000**

A HARD-TO-FIND SINGLE-STORY RESIDENCE

2076 Heartland Cir, Brentwood, CA 94513

in a desirable Brentwood neighborhood, with no rear neighbors, offering 1745 sq ft of comfortable living space. This well maintained home features 3 spacious bedrooms and 2 full bathrooms, ideal for both everyday living and entertaining. Enjoy the benefits of 23 OWNED SOLAR PANELS, helping offset rising energy costs, along with upgraded VINYL SIDING to help keep it cool in the hot months and warm in the cold months, a two-car garage and NEW LUXURY VINYL PLANK (LVP) flooring throughout most of the home for a modern, cohesive feel. The kitchen offers stainless steel appliances and a walk-in pantry with a designer pantry door. The back yard is a blank canvas ready for your design ideas. This is an excellent opportunity to own a thoughtfully upgraded home in Brentwood for under \$650,000-a compelling VALUE in today's market. No HOA. No Mello-Roos. Call for details.

BRENTWOOD • \$649,900

**SOLD FOR
\$920,000**

215 Charter Oak Cir, Walnut Creek, CA 94597

ENJOY ELEGANT SINGLE-STORY LIVING

215 Charter Oak Cir, Walnut Creek, CA 94597

in this beautifully detached townhouse designed for both indoor comfort and outdoor entertaining. Enter through a private gate and follow a flagstone path surrounded by lush, manicured gardens--your own tranquil retreat. Set on a 3784 square foot lot, the outdoor spaces offer plenty of room for hosting on warm evenings or relaxing fireside on cooler nights. Schedule a showing today. This one won't last!

WALNUT CREEK • \$899,000

**1186 El Rio Court, Livermore
Represented the Buyer
SOLD for \$1,300,000**

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HATHAWAY** | **DRYSDALE
PROPERTIES**
HOMESERVICES

201 Sand Creek Road, Suite F
Brentwood, CA 94513

Donna Piscotty

CDRE®, GRI, Broker Associate

925.323.7570

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Virginia Viera Mitchell BROKER

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2023 & 2025 President, Delta Association of REALTORS®

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**Listed at
\$159,000**

3702 W. Benjamin Holt,

Stockton:

WELCOME TO NORTH SHORE! - STOCKTON \$159,000

This condo community sits on 5 acres with a private lake & community pools. New HVAC installed Oct. 2024. Patio looks out to private Beach Club. Near dining, retail, grocery, banks, and Marina.

**2 Lots For
\$99,000
CASH
Purchase Only**

16612 STAGLE CREEK AVE, CORNING

SELLING TWO PARCELS IN ONE AMAZING PRICE!

Spacious 3 bedroom, 2bath

Manufactured

set away from street for privacy. Lot is mostly gentle rolling hills with trees around perimeter. Adjoining 1.8 acre lot sold jointly (no utilities on 2nd lot - 7395 Bluebird Road), for a combined 3 acres. Rancho Tehama is a rural subdivision located approx 12 miles from I-5, between Red Bluff and Corning, nestled between Trinity National Forest, Shasta Trinity National Forest, Lassen National Forest, and Mendocino National Forest. \$99,000 CASH purchase only.

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 LinkedIn for upcoming First Time Home Buyers Seminars



117 Pleasant Place • Antioch, CA 94509

Jody Drewry
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33 YEAR OF EXPERIENCE I have been in the Real Estate Industry since 1986, with 21 years Title Insurance experience, a Certified loan signing agent, Mobile Notary since 2003, Real Estate agent since 2005, Real Estate Broker since 2016, Women's Council of Realtors Secretary 2018 & 2019 and Women's council of Realtors 2020 President-Elect.

YOUR REFERRAL IS THE BEST COMPLIMENT I CAN EARN !!!

1627 GEYSER CIR ANTIOCH 94509

4 BEDROOM, 3 BATH, 2128 SQ FT \$669,000

Welcome to this beautiful tri-level home offering 4 bedrooms, 3 bathrooms, and 2,128 square feet of living space on a spacious 7,000 square foot lot with possible RV/Boat access. Freshly updated with new interior paint, this home is conveniently located near parks, BART, and freeway access—perfect for commuters. The main level features a formal dining area, family room, dinette, and kitchen, creating multiple spaces for everyday living and entertaining. The lower level offers a full bedroom and bathroom, indoor laundry, and a separate family room with a cozy brick fireplace and wet bar—ideal for multi-generational living, guests, or entertaining. Upstairs, you'll find three additional bedrooms and two bathrooms, providing a comfortable and functional layout. Enjoy outdoor living with a deck off the dining area and a covered pergola-style patio—perfect for relaxing or hosting barbecues.

SOLD 929 SAN CARLOS DR ANTIOCH

SOLD - 3 BEDROOM, 2 BATH 1473 SQ FT \$550,000

This stunning, updated 3-bedroom, 2-bathroom residence offers a perfect blend of modern elegance and comfortable living. Nestled in a tranquil neighborhood, this home is ideal for families and anyone seeking a serene retreat. The property features an updated kitchen with white shaker cabinets, granite counters, and modern appliances. Both bathrooms have been beautifully remodeled with quartz surrounds. Additional upgrades include fresh interior and exterior paint, new carpet, dual-pane windows, and a newer central heating and air system.

351 ASTIBLE DR DISCOVERY BAY

SOLD - 351 • DISCOVERY BAY 3/2 \$699,000

This beautiful South facing one-story home has a total of 1,708 sq. ft. of living space. It features an open living concept layout. An entertainers open concept floor plan will be sure to wow you! UPGRADES included! Solar Purchase Washer, Dryer, Refrigerator Window blinds Schlage z-wave front door deadbolt keyless entry Ecobee smart Wi-Fi thermostat a 3-year prepaid subscription for Alarm.com White cabinets with black hardware pulls Beautiful Quartz countertop at kitchen Full tile backsplash LVP throughout living room, kitchen, baths, & laundry Enhanced Electrical Upgrade (pre-wire for pendants and fans at selected locations) Soaker Tub at primary bath 40-Amp car charger 10'x20' Patio Slab - start enjoying your space immediately Enjoy the proximity to Brentwood's Downtown and the many water, trails, and local community events! South Facing | 5,950 sq ft lot

5849 Mitchell Canyon Ct, Clayton, CA 94517

CLAYTON • \$1,299,999

Nestled in an established Clayton neighborhood, you must experience this incredibly maintained Classic Ranch Style, single story home with exceptional upgrades. Intimate front courtyard and designer landscape front and back, this home was featured on Clayton's garden tour in 2023. Step in to a freshly painted living/dining area, fully updated kitchen featuring Wolf & sub-zero appliances, Butler pantry, brand new roof, newer Trane HVAC and duct work, whole house Generac generator, 85" Sony TV plus surround sound in cozy family room, Maple and Brazilian Cherry wood floors throughout, remodeled baths are just a few of the many amenities. Private back yard with Pebble deck pool, covered deck with outdoor natural gas kitchen and Koi pond invite outdoor living. Owned Solar for home and pool. Walk or ride bikes to Mt. Diablo State Park just minutes away or easily enjoy downtown Clayton events minutes from home. Disclosures and insp reports available.

1152 Maywood, Martinez 94553

MARTINEZ • \$530,250

Nestled in a quaint community this home is just minutes to all major commute routes as well as downtown Martinez, the Veranda shopping center, hospital and schools. This wonderful property is a great opportunity for first time buyers, investors and those wanting to downsize. Separate single car garage plus assigned additional parking space provides areas for your prized vehicle(s). Lots of natural light welcomes as you enter the home's functional laid out floor plan. Cozy living room features an entertainment center and fireplace, open kitchen and dining area for the budding chef. Additional downstairs laundry room and 1/2 bath are a real bonus! 3 ample bedrooms and main bath upstairs provide personal privacy. This end inside unit provides a cozy neighborhood feel. Community pool for summer fun is also a nice neighborhood social meeting place. Come see and make this your new home

52 rockwell street, brentwood 94513

BRETNWOOD • \$697,500

Wonderful home located in a quaint subdivision close to shopping, parks, schools and minutes from downtown Brentwood. This charming home boasts a separate front and back yard beautifully landscaped plus a double car detached garage. The corner location also adds plenty of parking for guests when entertaining. Enter the front porch which leads to a cozy living room, which continues to the formal dining area, kitchen and inviting family room. Downstairs area provides a convenient half bath and laundry room. Second level offers a nice size loft area for office or recreation room, main bath and 3 good sized bedrooms including the primary suite with private bath compliment the space. Lots of natural light is also keeping your personal energy on a high note! This darling home should be on your must see list.



Judy Bittner

DRE#00455238

Realtor/Dir., Relocation Services

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4850 Mallard Ct, Oakley, CA 94561

OAKLEY • \$677,000

Tucked away on a street that has two private courts that come together making it a double sided court, this beautifully updated single-story home offers the perfect blend of comfort, style, and outdoor living. Featuring 3 bedrooms plus a converted loft made into a 4th bedroom. This home provides flexible space to fit your lifestyle. Inside, you'll find 2 fully remodeled bathrooms and a stunning modern kitchen designed for both everyday living and entertaining. The spacious kitchen boasts double ovens, a built-in microwave, a charming coffee nook, and an expanded dining area perfect for gathering with family and friends. Step outside to your own backyard retreat featuring a huge built-in swimming pool, ideal for relaxing or hosting unforgettable summer get-togethers. Enjoy your porch, completed with permits, offering additional space to unwind. With its private setting, thoughtful upgrades, and exceptional outdoor amenities, this move-in-ready home is a rare opportunity you won't want to miss!

1833 camino estrada, concord 94521

CONCORD • \$769,000

Don't miss this rare opportunity to own an updated home in a desirable location. One of the best values currently available in the area! Beautifully updated single-story home offering 3 bedrooms, 2 bathrooms, and 1,657 sq. ft. of comfortable living space. Ideal for first-time buyers, investors, or anyone seeking a low-maintenance, lock-and-leave lifestyle. Features include real hardwood floors, cherry wood cabinetry, granite countertops, a farmhouse sink, updated bathrooms, new windows, a new sliding glass door, and fresh interior and exterior paint. Family room with a wood-burning fireplace, while separate living and dining rooms provide additional space for entertaining. Conveniently located just off Kirker Pass on the Concord/Clayton border, tucked away in a quiet location and look into Clayton Valley Charter schools!

2 belshaw st, antioch
94509

**SELLER WILL CARRY! * BUSINESS & REAL ESTATE
ANTIOCH • \$460,000**

Opportunity knocks! Unique 1035 sq ft property features 2 bedrooms, or office spaces and one bathroom. Originally a residence, this property has been thoughtfully converted to commercial use and is currently operating as an acupuncture office. Inside, you'll find stunning vaulted knotty pine ceilings with beautiful architectural details and well-designed lighting.



Maggie Hurtado

Weichert, Realtors – HH and Associates
"Se Habla Español • Lic#01466462"

Direct: 925.584.9841

Email: margarethurtado@sbcglobal.net

3859 Walnut Blvd, Brentwood, CA 94513

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SOLD OVER ASKING

3405 GARROW
ANTIOCH, 94509

BEAUTIFUL 1863 SQ FT HOME

Beautiful 1,863 sq ft, 4 bed 2.5 bath on a spacious 9,800 sq ft lot. Unique, 1 of a kind features make this home special. Plenty of side yard parking for all the toys, \$659,500

BEST BUY!!

**HEART OF
OLD TOWN
PITTSBURG**

1,560 sq ft Condo in the Heart of Old Town Pittsburg. 1 bed (Extra Large Loft) 1.5 baths Balcony overlooking downtown.

Nestled among Restaurants, shopping and recreation. Indoor Parking. Original Owner. Truly a one of a kind property. Call for Price.

2148 fredrick concord
94520

JUST LISTED:

Well maintained 5 bedroom, 2½ bath, blocks from downtown Concord. Large lot with irrigation well. Don't miss this one!

**Thinking Of Selling? I NEED INVENTORY
Curious To What Your Home Is Worth? I Think You'll Be Pleasantly Surprised.**

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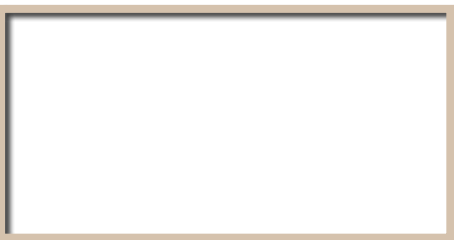


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1360 Grove Way, Concord, CA 94518



ACTIVE

THIS VERSATILE AND MOVE-IN-READY PROPERTY offers the perfect combination of comfortable living, flexibility, and income potential. Ideal for multi generational living, extended family, or buyers seeking a possible house hack opportunity, this property offers the ability to create additional income while enjoying the benefits of homeownership. The main house features 3 bedrooms and 1 updated bathroom, highlighted by beautifully refinished hardwood floors, new carpet, updated light fixtures, fresh interior paint and partial exterior paint, and an inviting atmosphere throughout. Attached to the home is a thoughtfully designed 2-bedroom, 1-bath ADU complete with a full kitchen, comfortable living area, and in-unit laundry-creating a flexible living arrangement for extended family, guests, or potential rental use. Step outside to enjoy the spacious backyard featuring a covered patio and mature fruit trees-an ideal space for entertaining, relaxing, gardening, or creating lasting memories. Conveniently located near Todos Santos Plaza, BART, bus routes, trails, shopping, dining, and freeway access, this home places everyday conveniences within easy reach. Whether you're looking for extra space, a home designed for extended living, or the potential to live in one and rent the other to help offset monthly expenses while building equity, this property offers a unique opportunity to make homeownership work for your lifestyle and goals. Come see how this home can work for you!

1360 GROVE WAY • CONCORD • \$958,500

ACTIVE

5290 San Pablo Dam Rd Apt 19, El Sobrante, CA 94803

THE PERFECT STARTER HOME AWAITS!
Welcome to this charming first-floor condo, a place to call home! Ideal for first-time buyers, downsizers, investors or anyone seeking a low-maintenance lifestyle. This inviting home offers a comfortable and functional layout, with the community pool and laundry facilities conveniently located just a short distance away. Enjoy the added benefit of community tennis courts, perfect for staying active and enjoying the outdoors. Commuters will appreciate the excellent location with quick access to Highways 580 and 24, making travel to Orinda and other Bay Area destinations easy. Combining comfort, convenience, and desirable community amenities, this move-in-ready condo is an opportunity you won't want to miss!

5290 San Pablo Dam Rd Apt 19,
El Sobrante, CA 94803

PENDING

2719 Heinemann Drive, Valley Springs 95252

OPPORTUNITY IS KNOCKING! If you've been searching for a property with room to grow, this is one you won't want to miss. 2 Bedrooms, 2 Bathrooms, Large Lot. Endless Potential. Whether you're a first-time homebuyer, investor, or someone looking to create your dream home, this Valley Springs property offers the perfect combination of country charm and future possibilities. The spacious lot provides plenty of room for gardening, entertaining, RV parking, or expanding the home (buyer to verify). Enjoy the peaceful lifestyle of Valley Springs while still being conveniently located near shopping, schools, lakes, golf courses, and outdoor recreation. **2719 Heinemann Drive • Valley Springs**

ACTIVE

INVESTOR NEEDED
2 bed / 2 bath
2201 Lemontree Way
Unit 1
Antioch, ca 94509
List price is \$168,000

PENDING

408 Lemontree Ct Unit 1, Antioch, CA 94509

THIS BEAUTIFUL CONDO is updated featuring 2-bdrm, 1-bath tucked away in a small court offering a practical & comfortable place to call home. It's conveniently located near Highway 4, BART, and local shops, making commuting and daily errands straightforward. Inside, you'll find fresh paint, an updated kitchen with newer appliances, and a spacious pantry for extra storage. The unit also includes an attached 1-car garage (left side) w/additional storage room and a nearby laundry room. A solid option for buyers looking for an affordable home with access to major routes and amenities. **2408 LEMONTREE CT UNIT 1 • ANTIOCH \$168,000**



CHRISTOS (CHRIS) MOULIS



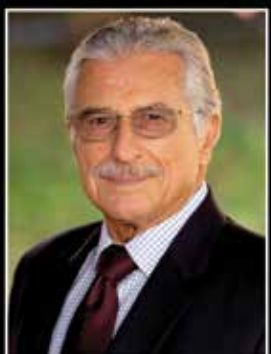
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RE/MAX ACCORD

RE/MAX ACCORD 800 S. Broadway, Walnut Creek, CA 94596

Charming
MIXED-USE
COMMERCIAL PROPERTY
in the heart of Concord

2924 Clayton Rd
Concord, CA 94519

Just blocks from BART!! This 2,712± sq ft building on a 10,400± sf lot combines classic 1930's curb appeal with flexible commercial functionality, making it ideal for a variety of business or investment opportunities. The main level features multiple rooms suitable for offices, classrooms, studios, or collaborative workspaces. Additional amenities include a kitchen, laundry/utility room, and two half baths. A separate entrance leads to an upstairs space consisting of two spacious rooms and a half bath, perfect for additional office, meeting, or tenant space. This stand-alone building also offers 11 on-site parking spaces - a rare convenience in this desirable central Concord location. Excellent opportunity for an owner-user or investor, in a GREAT commutable location near shopping and public transportation.

CALL SONIA LEDO

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RE/MAX ACCORD



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83% of all expired listings were vacant.

82% of prospective Buyers stated that a staged home is easier to visualize as their future home.

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THIS IMPRESSIVE 3,239-SQUARE-FOOT HOME is situated on an 8,000+ square-foot lot in a quiet, desirable court. It has 4 bedrooms, 3 full baths and a huge bonus room. The expansive backyard provides ample space for a garden or a future pool and includes a basketball hoop with a cement court. While the outdoor water fountain requires some maintenance, it adds character to a space full of potential.

4 BEDROOMS + LOFT | 3 FULL BATHS | 3201 SQ FT
 Seller has a VA ASSUMABLE loan at 2.25% that Buyer can take over if they qualify.
 Wood floors throughout, updated kitchen and bathrooms, separate dining room, 3-car garage.
 Bedroom with walk-in closet and full bathroom downstairs



ROYAL &
ASSOCIATES

LUIS SALAS CADRE# 01411541
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Monty Tincher
FOUNDER & LEAD INSPECTOR

EXPERIENCE TEACHES YOU WHAT TO LOOK FOR.

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For more than **20 years**, TCIS has helped Bay Area buyers, sellers, and real estate professionals move beyond observations and toward understanding.

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HOME INSPECTIONS



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TERMITE INSPECTIONS

1000 Sandstone Court, ANTIOCH 94531

ANTIOCH | 5 BEDROOMS | 2½ BATHS | 1950 SQ FT | \$659,000

Enjoy Panoramic views! This home located in the hills of Antioch and just minutes from the golf course, this is a rare opportunity to own a five bedroom home with not one, but two living rooms (one on each floor) for this price! Upstairs features a custom designed kitchen with pull out drawers, granite counters, and a beautiful copper sink. There is an open dining/living room with a cozy fireplace. Also upstairs you will find the primary bedroom and additional bedroom/office. The huge deck is located just off the dining area. All new flooring and appliances were added 2 years ago. Downstairs, there are three additional bedrooms, a full bath, a huge living room and the laundry room. The massive backyard is awaiting your design ideas. There is a fenced area for your garden and covered patio with pavers. Located just minutes to schools, Contra Loma Park, hiking trails and shopping. Come and see this special home.



MARY NISHIYAMA

CADRE# 01271560

(925) 783-0898

mary.nishiyama@bhgroyal.com

2017 Tioga Pass Way, ANTIOCH 94531

ANTIOCH | 4 BEDROOMS | 3 BATHS | 2440 SQ FT | \$749,000

Vacation at home in this stunning 4 bedroom, 3 bath home with a tropical feel, beautiful pool/spa and great views. Enter through the formal living and dining rooms featuring soaring, vaulted ceilings. Next, check out the large, all white kitchen with a built in oven, tons of counter space and even a desk area. The kitchen is open to the great room which includes a cozy gas fireplace. There are great views of the beautiful pool and backyard from both rooms. There is one full bed and bath downstairs. Continue upstairs and you will find a big loft with a built in desk area. Perfect for those who work from home. The Primary Suite located at one end of the upper floor, features a balcony and a bright Bathroom with a big soaking tub and dual vanities. There are two additional bedrooms upstairs. Swim all day long in this sunny backyard! Conveniently located just minutes from schools, shopping, parks, trails and medical services. This home has everything you ever wanted.

**Better
Homes
and Gardens**
REAL ESTATE

**ROYAL &
ASSOCIATES**

SUMMER LAKE

2130 Harborage Way, Oakley 94561

OAKLEY - SUMMER LAKE COMMUNITY

3 BEDROOMS + BONUS ROOM | 2 FULL BATHS | 1680 SQ FT | \$625,000

Welcome to this beautifully maintained Shea Home in the Summer Lake community! This spacious single-story home offers approximately 1680 sq feet on a 5218 sq foot lot. With an inviting open-concept floor plan this home offers 3 bedrooms, a bonus room (which could easily be converted into a 4th bedroom), 2 baths; the kitchen is the heart of the home with a large center island with a breakfast bar, abundant cabinetry, generous counter space, gas stove/range, beautiful lighting, and a seamless flow into the dining area and family room. Beautiful wood laminate floors greet you at the front door and escort you through the rest of the house. Ceiling fans throughout the house provide a gentle and cooling breeze and the ambiance of the delta life. The primary suite offers a relaxing atmosphere with a spacious shower and walk-in closet. This house is ready for you to move in and make it your new home. Enjoy outdoor living in the backyard with a covered patio, perfect for relaxing or entertaining friends. Owners recently installed new fencing. This house shows like a model home. Residents of Summer Lake can enjoy exceptional amenities including a clubhouse, community pool, parks, playgrounds, walking and biking trails, and a nearby lake. Just a short drive and you will find yourself enjoying what the delta has to offer...boating and fishing and entertainment. Don't miss the opportunity to become part of the Summer Lake community!



CATHY SELESKA

CADRE# 02254350

(925) 628-1226 • cathy.seleska@bhgroyal.com



23701 MARSH CREEK RD, BRENTWOOD, CA 94513

BACK ON MARKET, DON'T MISS OUT!
23701 Marsh Creek Rd, Brentwood • \$1,959,000

Welcome home to one of the most sought out equestrian properties in Contra Costa County. Conveniently located minutes to Highway 4 or Vasco Rd. for easy access to this property. Minutes to downtown Brentwood with it's charm and fancy restaurants or enjoy the local wineries and California Delta with all of it's recreational opportunities. This property is renowned and has been used for equestrian for years. Whether is horses, privacy, there is still plenty of room to farm on it as well with it's rich desirable soil. The home has been preserved and completely redone for the new owner. From the exterior ranch contemporary paint gives it a fresh new look. The interior has experienced contemporary paint and move in ready. New engineered laminate flooring that is light and contemporary as well as practical and durable. The great room has vaulted ceilings with wood beams, opens to the kitchen and huge area for a large dining area. The bedrooms are all oversized, especially the primary suite. The equestrian set up includes an immaculate covered lit arena 80x120. The barn includes an oversized office, tack rooms, 13 stalls 12x12 and 5 stalls 12x18. There is a separate mare motel for more space for your furry friends. Seller has space for live in ranch help!

1140 FAIRVIEW AVE, BRENTWOOD, CA 94513

**RV ENTHUSIAST, TOO MANY TOYS,
DON'T LIKE NEIGHBORS RIGHT NEXT DOOR, ROOM FOR MOM.**
1140 Fairview Ave, Brentwood • \$1,350,000

Get ready to have every box checked! Contemporary Ranch feel, combining country living with modern finishes. The one-acre parcel provides room for hobbies, vehicles, fruit tree, gardens or additional outdoor amenities while still being close to Brentwood's shopping and schools. Electric gated entrance with landscaped grounds, completely updated interior and exterior, quartz countertops and subway tile backsplash in the kitchen, stainless steel appliances, porcelain wood-look tile flooring, primary-style suite and Jr. suite both on the main level. Contemporary remodel: 3 bathrooms with stone finishes and glass enclosures. But there's more, detached in-law, 1 bedroom, 1 bath, also in the detached shop/workshop there is an office and bedroom with a bath. Abundant RV/boat or car parking. Six-car garage capacity Bring your entire family along with complete privacy behind an electric gate and no rear neighbors yet centrally located to all of the conveniences of Brentwood. Fully secured by an automatic front gate with no rear neighbors. Potential pool site on the acre lot, farm to fork in your own yard or eggs from your chickens.

325 2ND STREET, RIO VISTA 94571

CHARMING RIO VISTA PROPERTY LOCATED IN THE HEART OF TOWN
325 2nd Street, Rio Vista • \$550,000

Just moments from the Sacramento River waterfront, downtown shops, restaurants, marina, and community events. This inviting home blends small-town charm with everyday convenience, offering spacious living areas, abundant natural light, and a functional floor plan ideal for both comfortable living and entertaining. The property features a generous lot with room for outdoor enjoyment, gardening, or future enhancements. Enjoy the relaxed Delta lifestyle with fishing, boating, waterfront dining, and scenic river views nearby. Conveniently located with easy access to Highway 12 for commuting to the Bay Area, Sacramento, and surrounding communities. A wonderful opportunity to own a home in one of the Delta's most desirable riverfront towns. What makes this one so special? The beautiful restored hardwood floors will catch your eyes as soon as you pass front porch with a welcoming tone with lots of charm. The interior will not disappoint with the decor and design to match the style of the home throughout. The decor of the house including the vintage tile, bathtub and don't miss the 1934 gas Wedgewood Stove that has been fully restored! Here's the big surprise, how about a 1,000 sf shop. Bring the tools, the hobbies, the toys, the cars, bring it all. You will be the envy of the entire neighborhood with this MUST HAVE shop. The dream shop even has a half bath, your friends will envy. Why dream, this one will check everyone's boxes. If you want more reasons to fall in love with this home, there is a basement for extra storage and your new wine cellar!

1700 EUREKA, BRENTWOOD 94513

SNEAK PEAK

1700 Eureka, Brentwood • \$1,995,000

Family compound like no other. 2 homes on 10 acres, huge shop plus 2 apartments! Brentwood Schools, great location, amazing soil. Coming soon!

PENDING

2200 Delta Rd, Knightsen, CA 91548

WELCOME TO A RARE OPPORTUNITY
2200 Delta Road, Knightsen

--where modern construction meets wide-open country living. This stunning single-story custom home, built less than six years ago, sits on an expansive 9-acre parcel in a desirable enclave of estate properties. Why take on a fixer when you can own a nearly new home with today's construction standards already in place? Step inside to discover a thoughtfully designed residence offering generous living spaces, quality finishes, and a seamless indoor-outdoor flow. The home is move-in ready, yet offers the perfect canvas to layer in your personal design vision and elevate it to your own signature estate. Outside, the possibilities stretch as far as the eye can see. Whether you envision an equestrian retreat, boutique vineyard, orchard, or hobby farm, this land is primed for it all. There's ample room for barns, workshops, an ADU, resort-style pool, or expansive entertaining areas--your lifestyle, your blueprint. Enjoy unobstructed views of Mount Diablo as your daily backdrop, with the peaceful rhythm of country living just minutes from modern conveniences. You're a short drive to California Delta for boating and recreation, close to local wineries, and only minutes from downtown Brentwood for shopping, dining, and trails. Shows value 1.9 million! \$1,625,000

8476 Byron Highway BRENTWOOD, CA 94513

THIS ESTATE WAS DESIGNED FOR EQUESTRIAN ENTHUSIASTS WITH AGRICULTURAL AMBITIONS
8476 Byron Highway BRENTWOOD

Sitting on 10.5 acres with active E.C.C.I.D. water rights, this Brentwood horse property blends functional ranch infrastructure with a lifestyle of rolling the workshop doors down, making the final rounds on the grounds, and watching the sun set behind Mt. Diablo. The 1,782 sq ft 433(A) certified 3 bedroom + office/flex space, 2 bath home offers a remodeled kitchen with quartz surfaces, updated cabinetry, stainless appliances, recessed lighting, new flooring throughout the majority of the home, along with updated interior finishes throughout. Recent improvements include a roof replacement, water treatment systems, HVAC, seller-owned 30-panel solar system supporting long-term efficiency and functionality! Heading back outside the covered front and rear patios extend the living space outdoors while overlooking the grounds, arena, and surrounding views. The equestrian setup includes an approximate 300 x 175' lighted roping arena with pneumatic roping chute, four paddocks, open pasture, and an expansive cross-fenced rear pasture offering flexibility for livestock, horses, or additional agricultural use with water and power throughout the property. The property features a 40' x 80', 3,200 sq ft steel workshop with 16-foot eaves, 12' x 14' automatic door and a 18' x 12' manual door, power and water, and infrastructure suited for equipment, trailers, RV storage, ranch operations, or hobby use. This is not just a home, it's an improved Brentwood ranch property built for equestrian living, agricultural use, and long-term functionality. Positioned just outside city limits while remaining within reach of town, Delta waterways, and commuter access. This may be the next chapter you have been looking for.



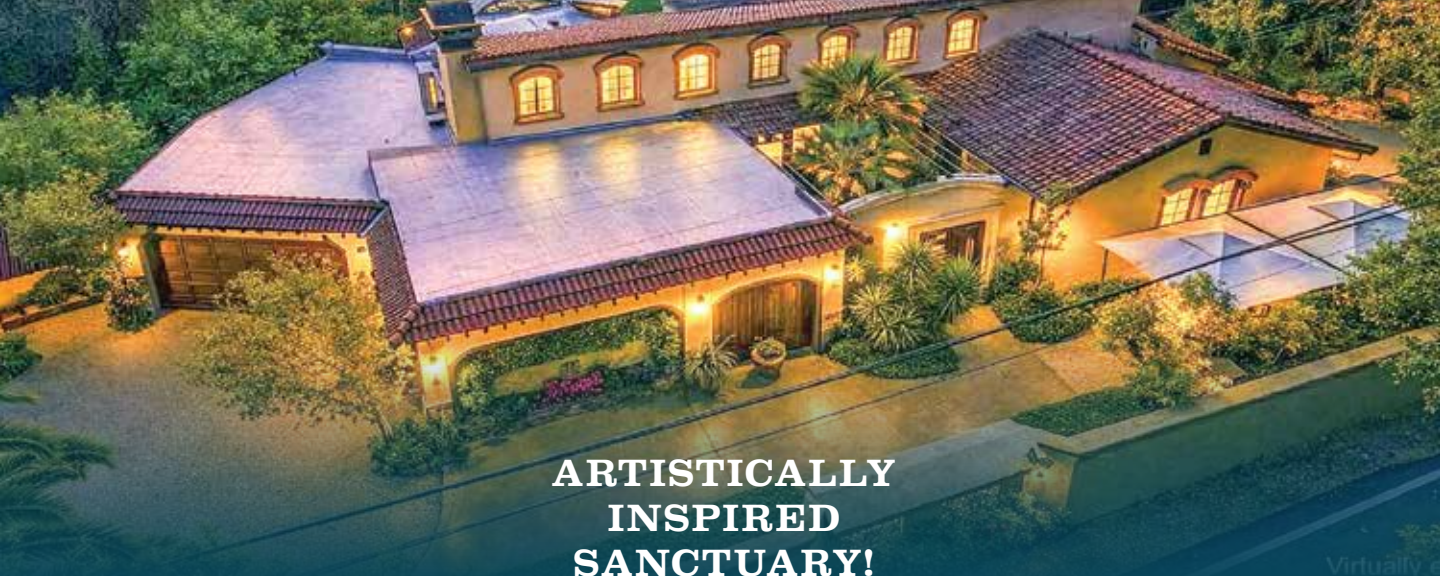
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ARTISTICALLY INSPIRED SANCTUARY!

490 ST MARY'S ROAD
LAFAYETTE

Beautifully designed home of 3144+/- square feet with an abundance of unique custom features! Owner is a contractor with an artistic flair, who selected only the finest materials and expert workmanship to create this masterpiece. Four bedrooms and two full baths plus a half bath. Enjoy the exquisite kitchen that will have you saying WOW! Each window presents a postcard view!

Situated in a natural setting with no visible human neighbors. Wildlife wander through along the seasonal Las Trampas Creek. Vehicles can enter on either end of the gated driveway that extends through the lot. 3-car garage with beautiful wood doors.

Offered at \$2,800,000

Mike Weber

Broker Associate

925.487.7609

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mikeweberrealtor.com

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Westproperties.org

Hablo Español



LOCATION LOCATION LOCATION!

Rarely does an opportunity like this become available in Tuscany! Situated on an expansive 14,026 sq. ft. cul-de-sac lot, this Beck Properties Radda Plan 5 offers the privacy, space, & resort-style lifestyle today's buyers have been searching for. From the moment you arrive, you'll appreciate the freshly painted exterior, three-car garage, and inviting curb appeal. Inside, soaring ceilings, abundant natural light, hardwood flooring, and an open-concept kitchen w/ family room create a warm, welcoming atmosphere perfect for everyday living. Step outside to your own private retreat. The oversized backyard is designed for year-round enjoyment with a custom freeform pool, updated paver decking, covered patio, pergola, mature landscaping, multiple entertaining areas, and room to play, relax, or even explore the potential for an ADU. Additional 220V electrical is already in place. Gorgeous eastern sunrises and western sunsets fall over this lot giving ample sun to enjoy around the pool. Inspections are complete with a Clear Pest Inspection Report. \$970,000

\$98,000

103 Diana Way, Antioch, CA 94509

ANTIOCH - MOBILE HOME Great opportunity to buy this mobile home with updated features including roof and kitchen updated around 7-8 years ago. Kitchen offers an open concept which includes, pantry, broom closet, deep kitchen double sink, dishwasher, gas stove top, built in oven and microwave, lighting and includes a new refrigerator. Master Bath has extra wide walk-in shower and sink to allow for wheel chair access. Updated laminent flooring throughout a large portion of the home the rest is in carpet. Has a large laundry room with washer and dryer included. Enjoy the outdoors enjoying the recently installed modern day decking with redwood railing along with two newer lifts. New flooring in bedroom & living room. \$98,000

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**SOLD \$630,000
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REPRESENTATION**

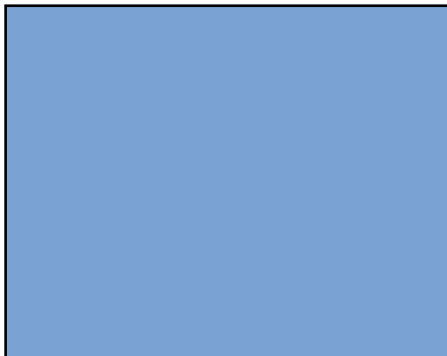
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**SOLD BUYER
REPRESENTATION**

**COMING SOON
4 BEDROOMS,
3 BATHROOMS, HOME IN
BAY POINT**

Beautiful home featuring 4 bedrooms, 3 bathrooms, and a 2-car garage, ideally located in Bay Point. This property has been completely remodeled. New Flooring, New insulation, new interior walls, new cabinets and appliances. Conveniently located near Highway 4 and BART. A great opportunity for buyers looking for big backyard, and a convenient location..



COMING SOON FOR LEASE - \$3400/MONTHLY
Brentwood - 4 Bedrooms, 3 Bathrooms and 2 car garage home for lease. Close to School, Park and shopping. Coming soon. No smoking and No pets.

172 CIDER CIR
BRENTWOOD, CA

**FOR LEASE • \$2000/MONTHLY
1BED, 1 BATH ADU IN BRENTWOOD**
ADU with one bedroom, Kitchen, Bathroom and living area. Almost new appliances. Granite counters. Walk-in closet. Small back yard. Separate entry to this attached unit. Call us if you want to see this beautiful unit.



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ATTENTION Real Estate Professionals COME TO THE ANTIOCH/PITTSBURG MARKETING MEETING AND TOUR PROMOTE YOUR LISTINGS

The best way to start promoting your listing to fellow Realtors is to present it at the Marketing Meeting and Tour, held every Thursday (excluding holidays) at 8:30 am at the Delta Association of Realtors. Great opportunity to network with brokers, agents and affiliates.

We have educational and motivational speakers at some of the meetings.

ANTIOCH/PITTSBURG/BAY POINT

Day and Time: Now Every Thursday at 8:30 am
Antioch/Pittsburg Broker Tour is now meeting in person every Thursday 8:30 am
at the DAR Conference Center
3428 Hillcrest Avenue, Suite 200, Antioch, CA • Cost \$3.00

Contact Ramesh Suman
(925) 779-1234 • Ramesh@RameshSuman.com



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SOLD

3114 California St, Berkeley, CA 94703

BERKELEY - \$1,750,000

EXCEPTIONAL AND RARELY ON THE MARKET "GOLDEN DUPLEX"

Also can be used as a Single Family House. Prime Berkeley location. Easy access to Ashby Bart, Berkeley Marina and Restaurants as well as out door activities. Owner has brought this property up to modern standards and convenience. New Systems Renovation including New Foundation, New electrical, and New Plumbing. New Interior Decoration, New Siding on Ground Floor, New Landscaping and Two New tank less water heaters. Two en suite in lower unit. Primary Suite is exceptional as part of lower unit and overlooks a tranquil garden. Expansive living room and dining room also in lower unit. Each unit has it own washer and dryer that come with the property. All Furniture from staging will be free to Buyer.

4814 SOUTH PT. DB 94505

DISCOVERY BAY

ONCE IN A LIFETIME OPPORTUNITY.

Waterfront Luxury at its fullest. This house has all of the bells and whistles. Located minutes to FAST WATER part of Discovery Bay. Jump into your boat and sail away. Great for Water lovers and any one who wants to be apart of Discovery Bay Boating traditions. Golf club also within vicinity for the Golf lovers out there. Truly a great primary home or a great vacation home or a combination of the two. Enjoy a wonderful sunrises on the water without leaving your home of luxury. You can dock three boats at your very own pier. Also two Boat lifts to store your boat out of the water. Eastern exposure to enjoying the Delta. Hot Tub, Solar, heated floors, bidet, central vacuum, tank less water heater, Osmosis water filter, and much more.

4105 gregory st, oakland 94619

OAKLAND - \$1,200,000 SHANGRI-LA IN OAKLAND

Estate of the World Renown and beloved Artist Mary Lovelace Oneal and her husband Artist Patricio Moreno Toro. Peaceful and tranquil setting abutting East By Mud Reservoir at the back of the property for privacy. Full bedroom and bath loft upstairs. Open concept living room and dining room for large family gatherings. Lg bdrm suite with ofc/exercised/ bdrm next to each other. Upgraded kitchen with all necessities. Close to Redwood Heights shopping and dining. Close to Laurel District Amenities. Quarter acre lot mostly level. Spacious front yard to possibly add another building. Tremendous potential for development.

CHURCH

1700 84TH
AVE, OAKLAND
94621

OAKLAND - \$549,000

**W O N D E R F U L
A R C H I T E C T U R A L
D E S I G N** Tucked away in the Heart of East Oakland. Church building with all of the necessary equipment to continue as such. Has seating for over 100 people. Currently vacant and ready to come back to life. Can also be used for man other uses such as child car/transitional housing/ bed and breakfast/community assembly and recreational assembly. All the above used must be APPROVED BY THE CITY OF OAKLAND including continued use as a church. Property is sold AS IS condition. Owner is motivated.

OAKLAND - \$799,000 FIRST TIME ON THE MARKET IN OVER THIRTY YEARS.

5 bedrooms, 2 baths. 3100 sq ft. Bart Station three blocks away right up the street. Whole foods/dining and shopping five minutes away. Centrally located to downtown Oakland/Emerybay Shopping/ And Berkeley excitement. Farmers Market and Oakland Fridays very much alive. Great property for owner occupant or investor looking to invest in North Oakland. Three bedrooms two bath upper spacious unit and two bedrooms two bath lower unit.

734 39th St, Oakland,
CA 94609

OAKLAND - \$549,000 AUTO REPAIR SHOP

FIRST TIME ON THE MARKET IN OVER THIRTY YEARS. OWNER IS RETIRING AND WINDING DOWN. Shop was/is used as a body shop with paint booths, and all equipment needed for body repair. All equipment and cars at the shop come with the shop at the right price. Owner may put a pice on items that has sentimental value. Ship is centrally located to main drag as well as to major freeways and shopping district.



Willie B. Jefferson Jr.
Broker

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<http://homesbywillieb.com>

Mare Island Water Views

732 WILSON AVE, VALLEJO 94590

With a water view facing Mare Island, this craftsman style home has limitless charm with plenty of the original features. It is located in the Bay Terrace with easy access to highway 37. The front of the home leads to the original courtyard with plenty of native plants that peaks your interest to preview the rest of the home. Close to everything with plenty of extras. This is a must see.

VALLEJO • \$750,000