

**RESIDENTIAL**  
Detached

**Active**                      **List Price: \$414,000**  
**2864 CLEARLAND CIRCLE**                      **Unit:**  
**BAY POINT**                      **CA**                      **94565**  
**MLS# 40875952**                      **Area: 6000**                      **Storie One**  
**Orig Price: \$414,000**                      **Sold Price:**  
**List Date: 7/26/2019**                      **Off Mkt Date:**  
**Pend Date:**                      **COE:**  
**D/N/S: BAY POINTE**  
**DMLS: 12**                      **CDMLS: 12**  
**Model:**                      **Builder:**



**Print/Email:**

**Property Information**

<b>Bedrooms:</b> 3	<b>Yr Blt:</b> 1960	<b>Garage Spcs:</b> 2	<b>Total Rms:</b> 5	<b>Own Type:</b>
<b>Baths/Par:</b> 2 /	<b>Age:</b> 59	<b>Fireplaces:</b> 1	<b># of Units:</b>	<b>% Own Occ:</b>
<b>SqFt:</b> 1000	<b>Acres:</b> 0.179000	<b>Pool:</b> No	<b>Units Floor:</b>	<b>TIC %:</b>
<b>Source:</b> Public Records	<b>Lot SqFt:</b> 7,800	<b>ElemSchool Dist:</b>	<b>High School District:</b>	

**Showing & Listing Information**

**Occ By:** Vacant                      **Occ Name:**                      **Occ Phone:**                      **Supra Box?:** Yes **Spec Info:** None  
**Show Info:** VACANT                      **24 Hr. Notice Req?:** No                      **Lockbox Location:** Gas Meter  
**Directions:** Willow Pass Rd. to Clearland Dr. to Clearland Cir.                      **Cross St:** Clearland Dr.                      **Associated Docs:** 0

**List Type:** Excl Right                      **Comp Selling Ofc:** 2.5 %                      **Dual/Variable:** No                      **List Service:** Full Service                      **LA-DRE#:** 01350996  
**List Agt:** Humberto Vasquez - 925-339-0100                      **vasquezrealty@gmail.com**                      **Broker DRE#:** 01521674  
**Co-List:**                      **List Ofc:** DCG Strategies, Inc - Off: 925-479-1350                      **Agent Hit Count:** 124  
**Zoning:**                      **APN:** 097-081-022-2                      **Census Tract:**                      **Point of Sale Ord:** No                      **City Transfer Tax:** No                      **Client Hit Count:** 55  
**Disclosures.io Link:**

**\*\*\*Remarks\*\*\***

Beautifully Updated Home with Charming Curb Appeal! Stunning Kitchen featuring white shaker cabinets, stainless steel appliances, gas stove, refrigerator & custom tile backsplash, Kitchen opens into Living Room. Fireplace in Living Room with Granite Stone. Beautiful Real Oak Hardwood Floors. Bathrooms have been completely updated, Master Suite Bathroom has large walk-in shower. Large 2 Car Garage, New Roof, New Gutters and Downspouts, Dual-Pane Windows, Recessed Can Lights & Ceiling Fans. New stamped concrete driveway. This property is conveniently located Near Transportation, BART, Freeway, Shopping and Dining. Huge Backyard offering plenty of space. This home is a MUST SEE!!

**\*\*\*Confidential Remarks\*\*\***

Vacant - Go show anytime. Easy To Show! Escrow Open with First American Title in Walnut Creek Ca. Buyer to cooperate with 1031 Exchange. If you have any questions please call Listing Agent at 925-339-0100.

**Property Features:**

<b>BATH-MASTER INCLUDES</b> Solid Surface, Stall Shower, Tile, Updated Baths	<b>KITCHEN FEATURES</b> Counter - Stone, Garbage Disposal, Gas Range/Cooktop, Microwave, Refrigerator, Updated Kitchen
<b>BATH NON-MSTR INCLUDE</b> Shower Over Tub, Solid Surface, Tile, Tub, Updated Baths	<b>LAUNDRY</b> In Garage
<b>COOLING</b> Ceiling Fan(s), Window/Wall Unit(s)	<b>LEVEL - LOWER</b> 3 Bedrooms, 2 Baths, Master Bedrm Suite - 1, Laundry Facility, Main Entry
<b>CONSTRUCTION STATUS</b> Existing	<b>LEVEL - STREET</b> 3 Bedrooms, 2 Baths, Master Bedrm Suite - 1, Laundry Facility, Main Entry
<b>DISCLOSURES</b> None	<b>LOT DESCRIPTION</b> Level, Premium Lot, Regular
<b>EQUIPMENT ADDITIONAL</b> Water Heater Gas	<b>POOL</b> Possible Pool Site
<b>EXTERIOR</b> Dual Pane Windows, Stucco, Wood Siding	<b>POSSESSION</b> COE
<b>FIREPLACES</b> Brick, Living Room	<b>ROOF</b> Composition Shingles
<b>FLOORING</b> Hardwood Flrs Throughout, Tile	<b>ROOM - ADDITIONAL</b> Kitchen/Family Combo, Other
<b>FOUNDATION</b> Crawl Space	<b>SOLAR</b> None
<b>GARAGE/PARKING</b> Attached Garage	<b>STYLE</b> Ranch
<b>HEATING</b> Wall Furnace	<b>TERMS</b> Cash, Conventional, 1031 Exchange, FHA
	<b>WATER/SEWER</b> Sewer System - Public, Water - Private, Water - Public
	<b>YARD DESCRIPTION</b> Back Yard, Fenced, Front Yard, Side Yard

**HOA Information**

**HOA?:** No                      **HOA Name:**                      **HOA Phone:**                      **Fee \$:**  
**Fee Freq:**                      **Litigation:**                      **Transfer Fees:**  
**HOA Amenities:**  
**HOA Documents:**  
**HOA Fees Include:**

**Buyer Agent:**  
**Sale Price:**                      **Sale/Orig \$:**                      **Sale/Last \$:**                      **List \$/SqFt:** \$414                      **Sale\$/SqFt:**                      **Sale Terms:**  
**Concessions:**                      **Buyer Agent DRE#**                      **# of offers:**

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**Provided By:** Humberto Vasquez                      **CalBRE** 01350996                      **08/07/2019**