

**RESIDENTIAL**  
Detached

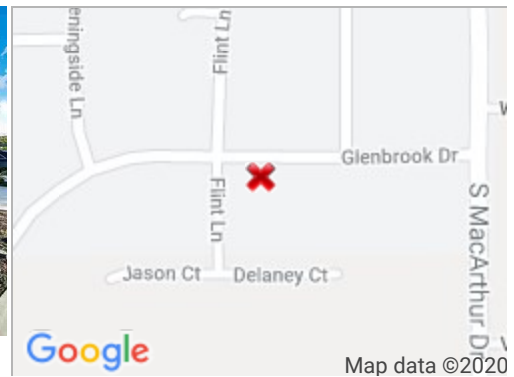
**New** List Price: \$738,000  
**446 GLENBROOK DRIVE** Unit:  
**TRACY** CA 95377  
**MLS# 40907693** Area: 9901 Stor... Two ...

**Orig Price:** \$738,000 **Sold Price:**  
**List Date:** 6/8/2020 **Off Mkt Date:**  
**Pend Date:** **COE:**

**D/N/S:** GLENBRIAR ESTATE

**DMLS:** 0 **CDMLS:** 0

**Model:** Model Home **Builder:** Glenbriar Ho...



Google

Map data ©2020

**Print/Email:** Unbranded Media Link

**Property Information**

<b>Bedrooms:</b> 4	<b>Yr Blt:</b> 2015	<b>Garage Spcs:</b> 3	<b>Total Rms:</b> 11	<b>Own Type:</b>
<b>Baths/Par:</b> 3 /	<b>Age:</b> 5	<b>Fireplaces:</b> 1	<b># of Units:</b>	<b>% Own Occ:</b>
<b>SqFt:</b> 2856	<b>Acres:</b> 0.224000	<b>Pool:</b> No	<b>Units Floor:</b>	<b>TIC %:</b>
<b>Source:</b> Public Records	<b>Lot SqFt:</b> 9,780	<b>ElemSchool Dist:</b> Out of Area	<b>High School District:</b> Out of Area	

**Showing & Listing Information**

<b>Occ By:</b> Owner	<b>Occ Name:</b>	<b>Occ Phone:</b>	<b>Supra Box?:</b> Yes	<b>Spec Info:</b> None
<b>Show Info:</b> Call Listing Agent		<b>24 Hr. Notice Req?:</b> No	<b>Lockbox Location:</b> Front Porch	
<b>Directions:</b> S. MacArthur Dr. to Glenbrook Drive		<b>Cross St:</b> S. MacArthur Dr.	<b>Associated Docs:</b> 0	

<b>List Type:</b> Excl Right	<b>Comp Selling Ofc:</b> 3	<b>% Dual/Variable:</b> Yes	<b>List Service:</b> Full Service	<b>LA-DRE#:</b> 01350996
<b>List Agt:</b> Humberto Vasquez - 925-339-0100			vasquezrealty@gmail.com	<b>Broker DRE#:</b> 01350996
<b>Co-List:</b>		<b>List Ofc:</b> DCG Strategies, Inc - Off: 925-479-1350		<b>Agent Hit Count:</b> 3
<b>Zoning:</b> APN: 248-650-340	<b>Census Tract:</b>	<b>Point of Sale Ord:</b> No	<b>City Transfer Tax:</b> No	<b>Client Hit Count:</b> 2

**Disclosures.io Link:**

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

Stunning Mediterranean Home, Former Quail Run Model Home! This home is stunning, lots of upgrades, upgraded flooring, décor & landscaping. Entrance has High Ceilings and Custom Made Wall Paneling. Formal dining area, Gourmet Kitchen with granite slab countertops with mosaic tile backsplash, Viking commercial cooktop, custom made Kitchen Hood. Bedroom and Full Bathroom Downstairs. Even the laundry room has mosaic tile backsplash, sink and cabinetry. Huge park-like backyard professionally done. Top rated Jefferson School District, Near ACE Train Station. 3 Car Garage with Electrical setup for Electric Vehicle. THIS HOME IS A MUST SEE!! (Video) <https://www.dropbox.com/s/z2x2lckvn425bk8/446%20Glenbrook%20Dr.mp4?dl=0> (3D Virtual Tour) <https://my.matterport.com/show/?m=iUapTchyuA>

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

Listing Agent is Related to Sellers. Buyers agent and buyers must read and adhere to the showing guidelines within the Coronavirus Property Entry Advisory and Declaration (C.A.R. form PEAD) signed copy of the PEAD by the buyers agent and buyer(s) must be provided to the listing agent before showing. Please send signed PEAD form before showing home. Practice safe distancing, wear masks, gloves and wipe down areas that have been touched. For Showings Please Call or Text Listing Agent at 925-339-0100, Please Give a minimum of 4 Hour Notice before Showing.

**Property Features:**

<b>BATH-MASTER INCLUDES</b> Solid Surface, Split Bath, Stall Shower, Tile, Tub, Updated Baths	<b>KITCHEN FEATURES</b> Counter - Stone, Dishwasher, Double Oven, Garbage Disposal, Gas Range/Cooktop, Ice Maker Hookup, Island, Microwave, Oven Built-in, Pantry, Refrigerator, Updated Kitchen
<b>BATH NON-MSTR INCLUDE</b> Shower Over Tub, Solid Surface, Stall Shower, Tile, Tub, Updated Baths	<b>LAUNDRY</b> In Laundry Room
<b>COOLING</b> Central 2 Or 2+ Zones A/C, Whole House Fan	<b>LEVEL - LOWER</b> 1 Bedroom, 1 Bath, Main Entry
<b>CONSTRUCTION STATUS</b> Existing	<b>LEVEL - STREET</b> 1 Bedroom, 1 Bath, Main Entry
<b>DISCLOSURES</b> Agt Related To Principal	<b>LEVEL - UPPER</b> 3 Bedrooms, 2 Baths, Laundry Facility
<b>ENERGY SAVING FEATURE</b> Attic Fan	<b>LOT DESCRIPTION</b> Level, Premium Lot, Regular
<b>EQUIPMENT ADDITIONAL</b> Dryer, Fire Sprinklers, Garage Door Opener, Mirrored Closet Door(s), Washer, Water Heater Gas, Window Coverings, Tankless Water Heater	<b>POOL</b> Possible Pool Site
<b>EXTERIOR</b> Dual Pane Windows, Stucco	<b>POSSESSION</b> COE
<b>FIREPLACES</b> Gas Burning, Living Room	<b>ROOF</b> Tile
<b>FLOORING</b> Tile, Carpet	<b>ROOM - ADDITIONAL</b> Dining Area, Formal Dining Room
<b>FOUNDATION</b> Slab	<b>SOLAR</b> None
<b>GARAGE/PARKING</b> Attached Garage, Side Yard Access	<b>STYLE</b> Mediterranean
<b>HEATING</b> Forced Air 2 Zns or More	<b>TERMS</b> Cash, Conventional
	<b>WATER/SEWER</b> Sewer System - Public, Water - Public
	<b>YARD DESCRIPTION</b> Back Yard, Fenced, Front Yard, Patio, Side Yard, Sprinklers Automatic

**HOA Information**

<b>HOA?:</b> No	<b>HOA Name:</b>	<b>HOA Phone:</b>	<b>Fee \$:</b>
<b>Fee Freq:</b>	<b>Litigation:</b>	<b>Transfer Fees:</b>	
<b>HOA Amenities:</b>			
<b>HOA Documents:</b>			
<b>HOA Fees Include:</b>			

<b>Buyer Agent:</b>	<b>Sale/Orig \$:</b>	<b>Sale/Last \$:</b>	<b>List \$/SqFt:</b> \$258	<b>Sale\$/SqFt:</b>	<b>Sale Terms:</b>
<b>Sale Price:</b>	<b>Buyer Agent DRE#</b>		<b># of offers:</b>		
<b>Concessions:</b>					

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**Provided By:** Humberto Vasquez **CalBRE** 01350996 **06/08/2020**