

Do you like the way we market property?

The information age is here, but most local Realtors still sell homes the same way they did 20 years ago. When you want the highest purchase price possible in the shortest period of time, you want representation who knows how to make your home shine where nearly every buyer is looking for homes -- the internet.

The real estate team at DublinRanchLifestyle.com thinks differently. We focus on making your home unique in the marketplace, and we go for that emotional hook that gets results for you. Speaking of results... in 2009 our listings were on the market for an average of only 28 days and sold for an average of 104% of their asking price!

To learn more, go to <http://www.dublinranchlifestyle.com/our-philosophy>. Or, to speak with a friendly property marketing representative, call us today at 925.230.8375.



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See More Online!

If you like what you see outside, wait until you see inside! The sellers chose to have this property featured at DublinRanchLifestyle.com, and our website is chock full of great information -- practically everything you could want to know! At the link below you'll see a LOT more photos, and get up-to-the-minute pricing information, all from the comfort of your home. You can also click "Contact Us" to let us know you're interested in reviewing the seller's disclosure packet or for a private showing appointment. Just click the link below!



"What's the price?!" we hear you ask. We like to represent our listings with nice brochures like the one you hold now, but pricing is something that's always subject to change. For the current price, go to the link below or just give us a call.

We would love to meet you! You can schedule a private showing appointment with us by visiting us online, or by giving us a call. Also, if you would like to review the seller's disclosure package, click the link that says "Property Reports" on the left.



Blog

Once you're on the site, click the link on the left for "Roger's Blog." Every day the real estate market changes, and we help buyers and sellers just like you avoid market pitfalls and gain the upper hand. Not just ordinary real estate sales people, we're experts at real estate marketing. Our blog is our chance to share our experiences with you.

There's a lot more to see online!

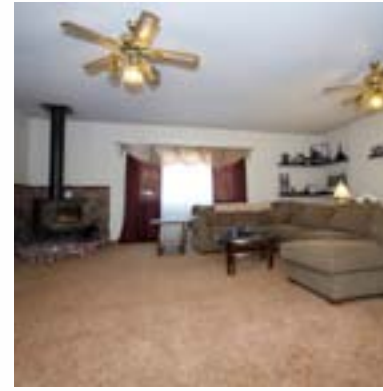
Go to
www.dublinranchlifestyle.com/26453-palomares-road



Lighted, brick pillars and wrought-iron, electric gate welcome you home.



Eat organically for free with over 60 fruit trees in two orchards.



Open floorplan in the kitchen, family room and dining area.



Outdoor living at its finest with expansive yards and redwood deck.



Irrigation provided by new, 2-hp pump and year-round creek.

What an incredible opportunity to own one of the premier properties in Palomares Canyon! Just a short, 1.5 mile drive north to the freeway creates a serene, country lifestyle while maintaining easy access to places important to you. This 5.51 (+/-) acre property has gated access and the surrounding fences were designed to keep hungry deer from your flowers and yards. Drive down the gravel driveway past the orchard to an expansive home with four bedrooms, two baths, and 2670 square feet. The 960 square foot garage and workshop is furnished with 220v power and rolling doors for easy access. Expansive redwood decking across the rear of the home provides a fun, outdoor atmosphere for entertaining family and friends with custom benches and a shady arbor. From the deck, overlook the expansive rear lawn area and listen to the frogs in the creek while the sun goes down. Through the gate and across the year-round creek, another orchard features trees of many varieties that will keep you eating healthy and organically for years to come. This is an ideal property for getting the kids outside, away from the video games, and engaged in active play. Palomares Canyon is a rural lifestyle that's been handed down through generations, where neighbors know and look out for each other, and where you are sure to feel right at home.

26453 Palomares Road

Living in Palomares Canyon is an incredible lifestyle, and this property is in a premier location. Only a couple of minutes north to I-580 provides quick access to both Castro Valley and Pleasanton. Plus, homes on the north end of the canyon enjoy better wells and a full-time creek.

Property Features

- Four Bedrooms, Two Baths
- 2671 sq. ft. Residence
- 5.51(+/-) Acre Lot
- Built in 1975
- New exterior paint & new roof
- Refreshed & repainted deck
- Refreshed septic system

Orchards

- Apple
- Apricot
- Pear
- Plum
- Cherry
- English & black walnut
- Pear & Asian pear

Water & Irrigation

- One of only a few homes in Palomares Canyon with access to public water in the street
- Recent test shows excellent well
- Irrigation provided by full-time creek water
- New 220V, 2hp irrigation pump

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