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Listing Summary

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Listing #422628825 48 Eastbrook Ct, Clayton, CA 94517 **Pending** (02/18/22) **DOM/CDOM:** 6/6
\$888,000 (LP) **Bedrooms:** 3 **Bathrooms:** 2 (2 0) **SqFt:** 1300 **Lot Size SqFt:** 11000
 Price/SqFt: **683.08** **Area/District:** 5900 **Yr:** 1963 **Special Listing Conditions:** Offer As Is **Total Parking Spaces:** 2

Remarks

Beautiful Ranch style single family home, The house is updated throughout with fantastic newer granite counter-top modern kitchen and open floor plan. The flooring, kitchen, baths and pool are updated. This home has a fantastic in ground pool, huge side yard and driveway parking for an RV or extra storage. The spacious addition is a sunny room with panorama windows showing the green landscape. This room can be an office, recreation and casual space. There are solar panels on the roof. The front and back yard have

Picture



[Pictures \(36\)](#)



RecMlsNumber SFR422628825

Showing Information

Primary Showing Contact Type Agent
Primary Showing Contact Name David Dai
Primary Showing Contact Phone (415) 336-0166
Showing Instructions Go Directly, Leave Card, Supra iBox, Text Showing Contact, Vacant, Vacant w/Lockbox
Lockbox Location On Gas Meter / right side of the house

Occupant Type Vacant
Directions to Property Clayton Rd, Nth El Camino, Rt Southbrk, Rt Eastbrk www.48Eastbrookct.com
Publish To Internet Yes
Show Address to Public Yes

Private Remarks Pre-sale escrow opened with Jayson Yambao at Chicago Title, Jyambao@ctt.com, Esc# FWTO-3492200078. Follow contra costa health directive guidelines. Buyers agent verify pre-approval /POF. Sunroom addition may have been done without permits, Listing does not reflect 438 sq.ft. Per seller and buyer to verify square footage. Furnished photos in MLS listing are virtual staging. Monthly on solar lease is \$181 and call agent for info on Tesla managed solar. Offers due Feb, 22nd Tuesday at 1 pm.

Agent and Office Information

Agent Office David K Dai (ID: 804224) Primary:415-336-0166 Lic: 01403284
 CMM Global Realty (ID:CMMG) Phone: 415-336-0166 Office Lic.: 02066930

Price, Dates and Commissions

On Market Date 02/12/22 **Entry Date** 02/11/22
Listing Date 02/11/22 **Expiration Date** 06/11/22
Original Price 888,000
Pending Date 02/18/22
Commission Type %

Commission to Buyer Office 2.5 **Dual Variable Compensation** No

Listing Agreement Exclusive Right To Sell
DOM/CDOM 6/6

Property Information

Status **Pending** (02/18/22)

Property Type	Residential	Property Subtype	Single Family Residence
Subtype Description	Detached		
Approx SqFt	1,300	SqFt Source	Assessor Agent-Fill
Lot Sq Ft (approx)	11,000	Lot Acres (approx)	0.2525
Bedrooms	3	Bathrooms (FP)	2 (2 0)
# of Rooms	8		
Year Built	1963		
Year Built Source	Assessor Auto-Fill		
Stories	1		
Special Listing Conditions	Offer As Is		
Property Condition	Updated/Remodeled		

Property Location

County	Contra Costa	APN	118-071-008-7
Cross Street	Southbrook Dr.		
Area/District	Clayton		
Subdistrict			

Interior Information

# of Fireplaces	2
Fireplace Features	Brick, Family Room, Wood Burning
Kitchen Features	Breakfast Area, Ceramic Counter, Island
Interior Features	Formal Entry
Appliances	Dishwasher, Disposal, Free Standing Gas Oven, Free Standing Refrigerator, Gas Cook Top, Gas Water Heater, Hood Over Range, Microwave, Solar Water Heater
Flooring	Wood
Cooling	Ceiling Fan(s)
Heating	Central, MultiZone, Natural Gas, Solar Heating
Laundry Features	Cabinets, Dryer Included, In Kitchen, Inside Area, Inside Room, Washer Included, Other

Room Information

Room Type	Baths Other, Bonus Room, Family Room, Kitchen, Laundry, Living Room, Master Bathroom, Office, Sun Room
Living Room Features	Open Beam Ceiling
Bath Features	Tile, Tub w/Shower Over
Entry Level	0
Main Level	Bedroom(s), Full Bath(s), Street Entrance

Construction Information

Architectural Style	Ranch
Construction Materials	Stucco, Wood
Foundation	Concrete
Roof	Shingle
Window Features	Dual Pane Full, Dual Pane Partial, Weather Stripped, Window Coverings
Utilities	Solar
Electric	Photovoltaics Third-Party Owned
Water Source	Public
Sewer	Public Sewer
Security Features	Carbon Mon Detector, Smoke Detector

Parking Information

Total Parking Spaces	2
Parking Features	Attached, Boat Storage, Enclosed, Garage Door Opener, Garage Facing Front, RV Storage, Side-by-Side
Parking Type	On Site (Single Family Only)

Lot Information

Lot Features	Auto Sprinkler F&R, Garden, Manual Sprinkler F&R, Manual Sprinkler Front, Other
View Description	Hills, Mountains

Outdoor Information

Pool	Yes
Pool Features	Built-In
Spa	No
Patio And Porch Features	Covered Patio
Fencing	Back Yard, Fenced, Front Yard

Association Information

Association	No
Association Fee	\$0
Current Rent	\$0

School Information**Green Information****Financial Information**

City Transfer Tax Rate	0.00
County Transfer Tax Rate	0.00
Terms	Cash, Conventional, FHA, Other
Possession	Close Of Escrow

2nd Unit Information**Other Listing Information**

Disclosures/Documents	Disclosure Package Available, Home Inspection Report, Natural Hazard Disclosure Available, Pest Control Report Available, Pool Report, Preliminary Title Report, Roof Inspection, Seller Property Questionnaire, Structural Pest Control Report, Transfer Disclosure Statement
Hours Limited	No
Concessions Amount	\$0
Parking Fee \$	\$0.00
Parking Fees	No
Parking Access	Side by Side
Listing Service	Full Service
Show To VOW	Yes
Show Address on VOW	Yes
Show AVM on VOW	Yes
Show Comments on VOW	Yes

Privileged Information

Photos Provided By	3rd Party Photographer
Publish To Internet	Yes
Approved	Yes
Longitude / Latitude	-121.949310 / 37.948124
Show Address to Public	Yes
Show Address to Client	Yes
Agent Hit Counter	6
Public/Client Hit Counter	1

Partner Hit Counters

MLS	Agent Hit Counter	Public Hit Counter
BARI	6	1
SACM	6	1
SFAR	6	1
	18	3
Days in Escrow	0	

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U.S. Patent 6,910,045

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