

**1596 Cherry Hill Court
Brentwood, California 94513**



Each estate home at Ashford Park is carefully crafted and showcases comfortable, elegant interiors with flexible floor plans allowing sophisticated homeowners to express their creativity and personal preferences in the design of their new home. In response to the demand for more space to accommodate active family lifestyles, the distinctive residences at Ashford Park provide a wide range of customizing opportunities throughout four all new design plans. Loft, Den, Bonus Room, Tech-Learning Enclave, Exercise Room, plus 5th and 6th Guest Bedroom Suites with Full Bath are available in these exciting new homes which range from approximately 2,763 to 4,095 square feet. Ashford Park offers more living space in the great outdoors as well, with an optional Casita (available on select lots). Plus, you can create your own private enclave with a rear yard that can accommodate a pool, water feature, spacious sitting area or, playground.



Mark Pringle Company
<http://markpringle.com/index.html>

The Mark Pringle Company, LLC
611 South B Street
San Mateo, CA 94401

650.344.8400 Tel
650.344.5705 Fax

Mark Pringle
Owner

Rick Wurzelbacher
Principal/General Manager

Marie Boyle
Accounting/Customer Service

Janice Cozzo
Customer Service/Marketing

Sales Office / Model
1605 Montclair Place
Brentwood, CA 94500



QUALITY FEATURES

Community Features

- Exclusive community of 55 luxury estate homes on large home sites
- Within minutes of new shopping centers on Sand Creek Road and Lone Tree
- The City of Brentwood is rapidly becoming a community of renown as a place of quality and fine community planning

Exterior Features

- Twelve distinctive exterior elevations styled in Old California, Monterey, and Craftsman
- Attractively detailed elevations with stucco and or siding with brick, stone, window and door trim detailing (per elevation)
- Anderson French doors
- Fire resistant, long life concrete tile roofs
- Full gutters and downspouts route water underground to the storm drain system
- Therma-Tru 8 foot tall entry door
- Phillips vinyl windows and sliding doors with low-E energy efficient glass
- Spacious courtyards and loggias designed to enhance outdoor living (per plan)
- Designer selected exterior color schemes
- Sectional rollup garage doors with automatic opener
- Fully sheet rocked and taped garage interior
- Professionally designed front yard landscaping with automatic irrigation system

Gracious Living Areas

- Dramatic arched passages, art niches, and plant shelves (per plan)
- 10-foot high volume ceilings on first floor, 9-foot high ceilings on second floor
- Formal dining room with designer-selected light fixture
- Radius wall corners
- Custom-styled baseboard, door and closet casings
- Eight foot, solid core, raised two-panel interior doors on first floor (most doors) with oil-rubbed bronze door hardware
- Entertainment niche in family room
- Prewired for ceiling fan in family room
- 5 1/4" baseboards and 3 1/4 " casing throughout
- Built in linen cabinets and computer desks (per plan)
- Spacious wine storage room (per plan)
- Handset ceramic tile entry
- Woodburning 42" fireplace in the family room with gas stub-out, raised hearth, wood mantel with stone veneer surround
- Interior laundry room features 220V and gas dryer connections, laundry sink and built in cabinetry
- Butler's pantry for ease of entertaining

- CAT5 communication wiring and RG6 cable wiring in every room home run to a central point in the garage to enable internet connection and home networking

Gourmet Kitchens

- Whirlpool Gold appliances available in black on black or white on white 30" self cleaning built in double oven 36" glass 5 burner gas cook top under exterior venting hood
- Multi function built in microwave oven
- Five cycle, quiet partner III dishwasher
- ½ horsepower Insinkerator garbage disposal
- 6" x 6" ceramic tile countertops with backsplash
- Maple recessed panel cabinets with melamine interiors, European hinges, and easy glide drawers
- Upper cabinets 42" – 48"
- Kohler porcelain over cast iron under-tile double compartment sink
- Kohler kitchen faucet with pull out sprayer
- Built in kitchen planning desk
- Spacious walk-in pantry (per plan)
- Recessed ceiling lighting and under cabinet fluorescent lighting

Luxurious Master Suites

- Spacious bedroom with dramatic coffered ceilings (per plan)
- Generous walk in closets, fully cased door openings with two-panel doors
- Pre-wired for ceiling fan in master bedroom
- Natural maple or natural oak recessed panel custom-made cabinetry with fully finished White interiors
- Hand set ceramic tile double vanities each with Kohler Pennington top-set white china vanity sink
- Kohler wide spread faucets and fixtures
- Full width vanity mirror with designer selected lighting
- Recessed frameless beveled mirror medicine cabinets
- Spacious oval Kohler soaking tub with hand set ceramic tile surround
- Separate ceramic tile shower with clear glass enclosure
- Separate water closet
- Elongated styled Kohler toilet
- Make-up vanity (per plan)

Secondary Bedrooms and Baths

- Ceramic tile vanity and Kohler Pennington top-set white china sink(s)
- Full width mirror with designer selected lighting
- Stylish Kohler single control faucets
- Natural maple or natural oak recessed panel custom-made cabinetry with white melamine interiors
- Recessed, frameless beveled mirror medicine cabinet
- Tub/shower with hand set ceramic tile surrounds and clear glass enclosure at showers only
- Fully cased closet door openings with two-panel doors
- Spacious walk-in closets (per plan)

Energy Efficient Comfort, Convenience and Safety

- Two high efficiency Carrier central air conditioning systems, one for the first floor and one for the second floor
- Two Carrier energy efficient furnaces, one for the first floor, one for the second floor

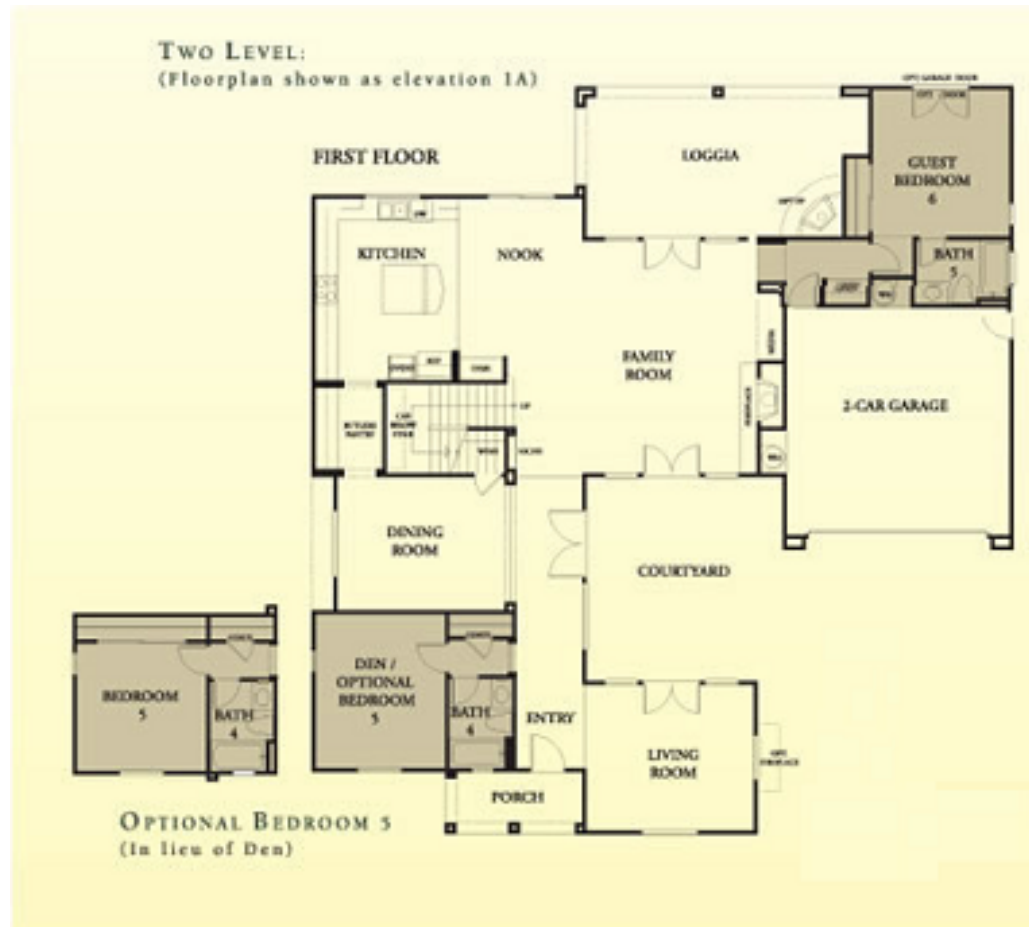
- 75 gallon high recovery water heater
- Low “E” glass windows
- Smoke detectors and fire sprinklers in all rooms
- Insulated air ducts
- Copper water lines
- Low water usage toilets and shower heads throughout the home

Customizing Opportunities

- Banding and brick boarders at walkway and at driveway
- Satin nickel door hardware
- Several Southwest alder hardwood entry door selections
- Andersen French doors
- Many flex room options including **den**, bonus room, bedroom and **bath**, **exercise** and loft (per plan)
- Balcony (per plan and location)
- Precast, stone veneer and tile surround in family room
- Stained wood fireplace mantels in family room
- Ceramic gas log set
- Built-in entertainment center in the family room with home theatre surround sound package
- Loft and tech center built-ins (per plan)
- Living room gas fireplace with pre-cast or wood and tile surround with gas log lighter
- Exterior fireplace on the plan 3 at loggia
- Custom two-tone interior paint packages
- Extensive array of upgraded flooring including ceramic, porcelain, or natural stone tile, carpet, and hardwood.
- Numerous light fixture upgrades
- Numerous upgraded countertop and backsplash materials including ceramic or natural stone tile, slab granite, and Corian.
- Various cabinet door styles and finishes, glass panels on selected upper cabinet doors, and roll-out drawers on selected lower cabinets
- Multiple upgraded KitchenAid appliance packages including a stainless steel professional cooking package
- KitchenAid undercounter wine cellar
- Various built-in style KitchenAid refrigerators
- KitchenAid washer and dryer
- Kohler stainless steel or cast iron biscuit sink
- Kitchen instant hot water, water filter or soap dispenser
- Butler’s pantry Kohler faucet and stainless steel or cast-iron white sink
- Wood and iron staircase railing
- Dramatic crown molding at select locations
- Mirrored wardrobe doors
- Added insulation to master bedroom walls or between floors
- Jetted master bath tub
- Bath faucet and fixture options
- Upgraded ceramic, porcelain, cultured onyx, and natural stone tile as well as slab marble or granite at bath vanity and tub and shower surround
- Numerous electrical options including additional recessed ceiling lighting, switched ceiling fan outlets,
- secondary bedroom ceiling mounted light fixtures, dual line to any cable location and additional outlets.
- Attic smart vent

- Electronic air cleaner system
- Built-in ceiling sound system

In an effort to continuously improve our product to meet consumer needs, The Mark Pringle Company reserves the right to modify features, specifications, plans and pricing without notice and/or obligation. Not all features are available in all plans. Optional features may be included at additional cost and are subject to construction cut off dates. All renderings are artists' illustrations. See Sales Representative for details.



Rotate right 90 degrees for North-is-up.

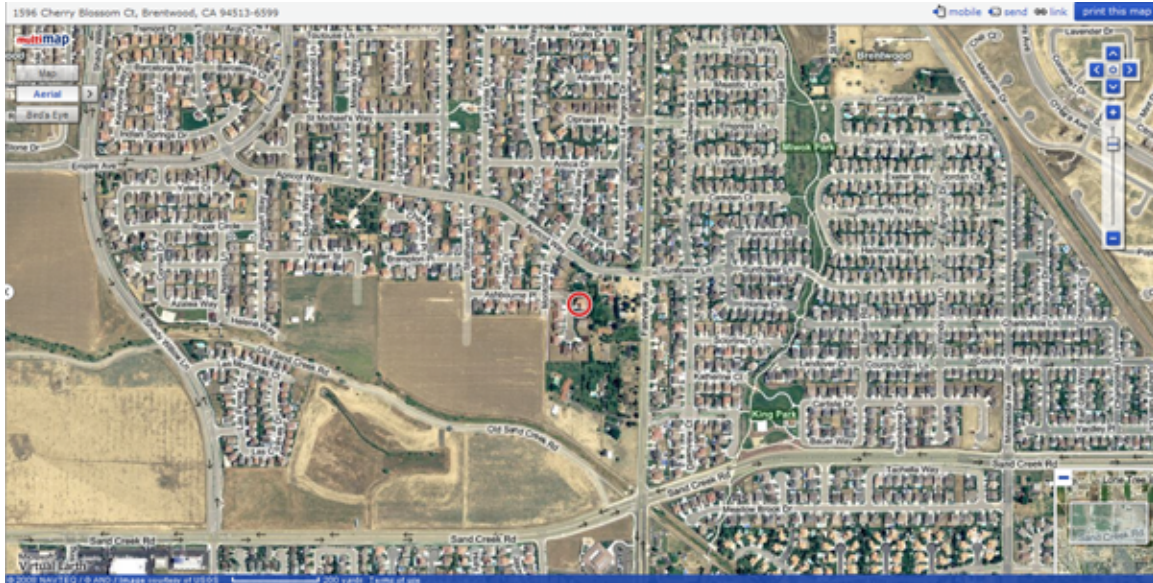




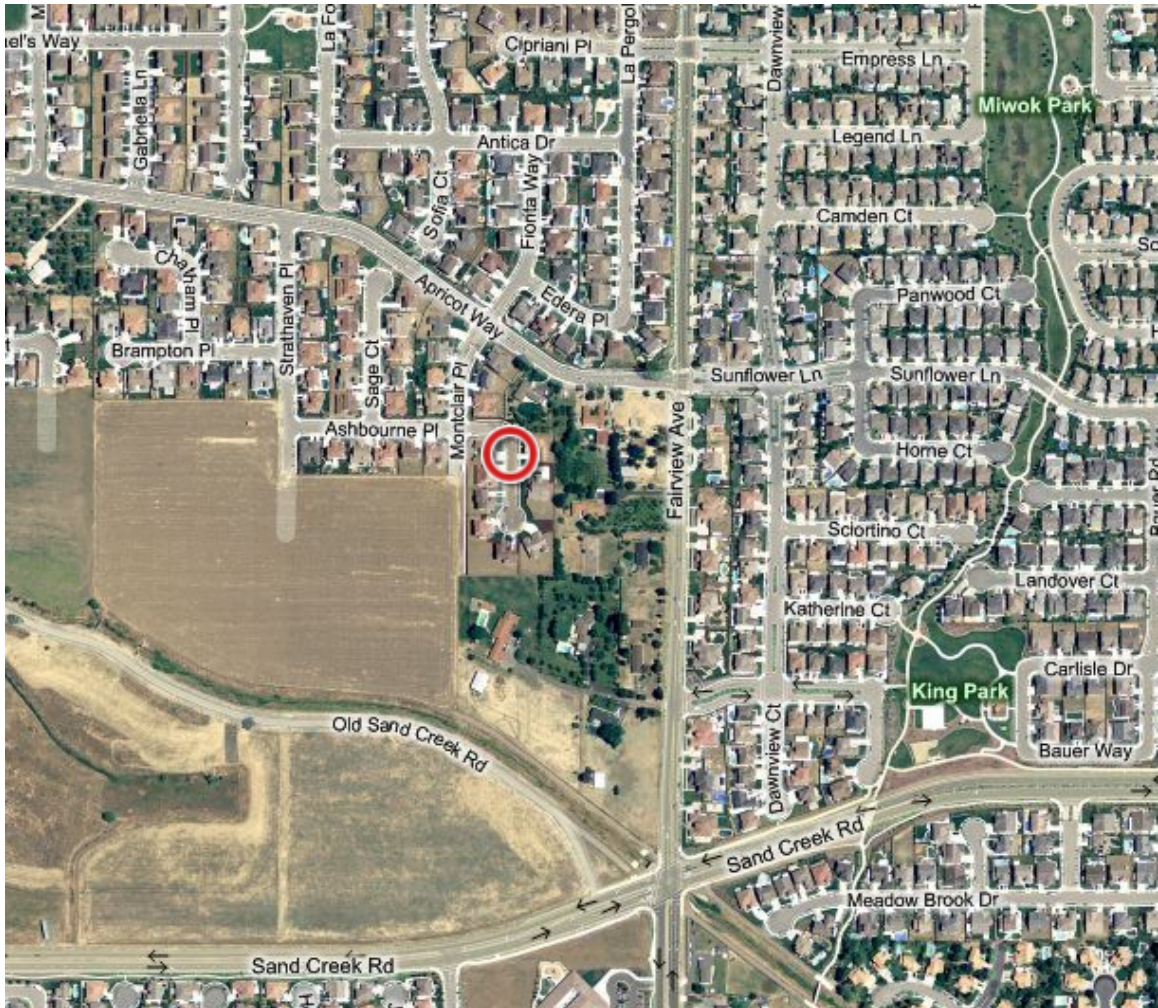
Cherry Blossom Ct. was not on this plan. The Ashbourne Lane running horizontally at the bottom now continues on to the right and turns into Cherry Blossom Ct., then bends around to the cul de sac.

1596 Cherry Blossom Ct, Brentwood, CA 94513

http://www.movoto.com/real-estate/homes-for-sale/CA/Brentwood/1596-Cherry-Blossom-Ct-12_40389523.htm



View of the general area. Sand Creek Rd is at the bottom with access to the hiway near by. Less than a mile away is a new shopping center. Also Kings park on the right. The place is off Apricot Way, which is a neighborhood of more spacious lots. The large fields between Apricot Way and Old Sand Creek Rd (which is now a flood control ditch) is zoned for residential. Eventually it will be filled with houses. Our other house is on Sciortino Ct. which is also on this map near King Park.



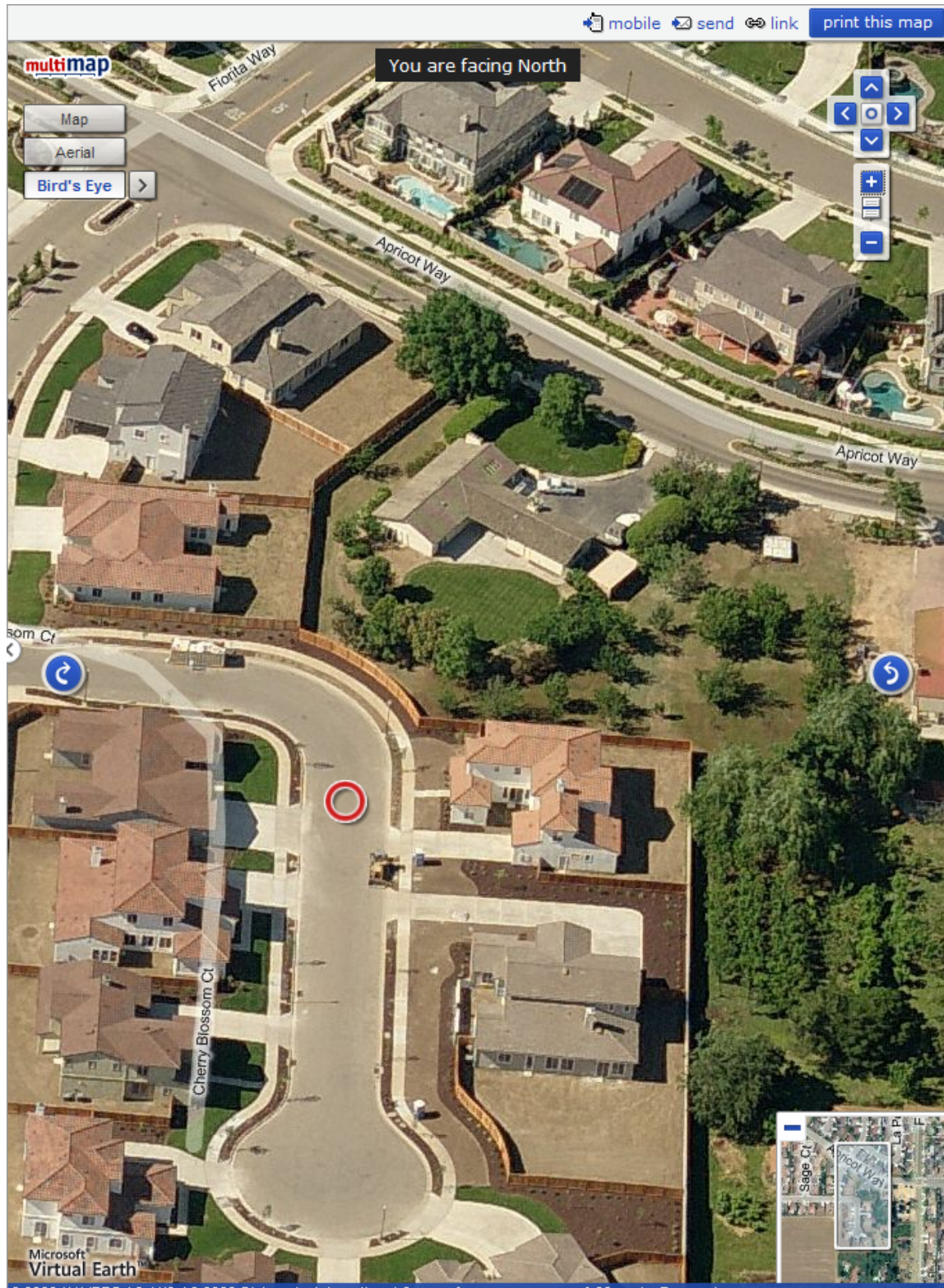
Here's a closer look at the more local area.



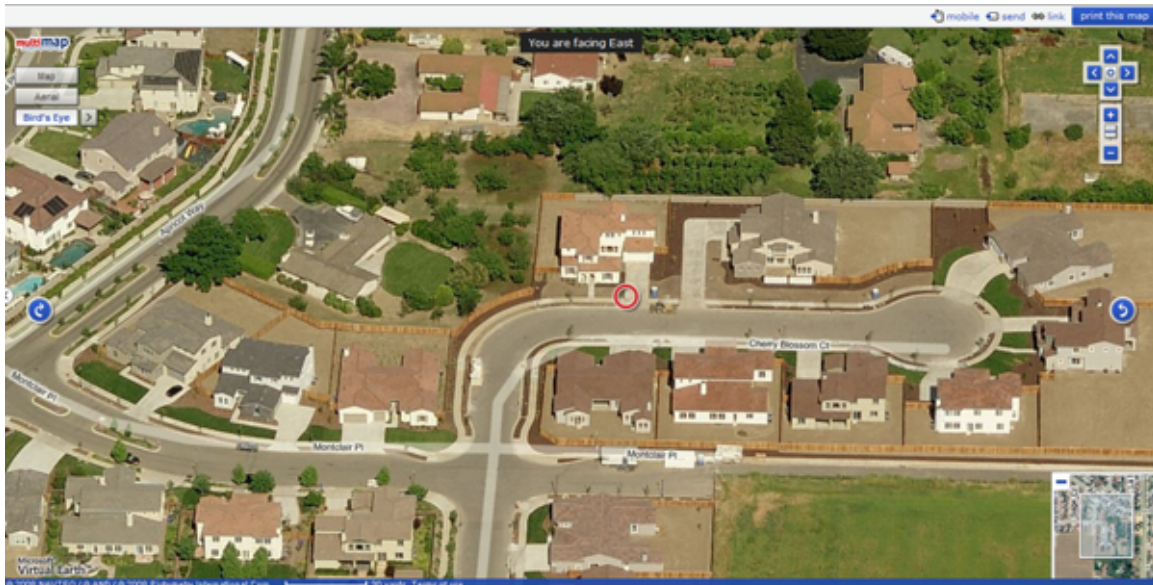
Here is the satellite view of the neighborhood. 1596 Cherry Blossom is the house to the right of the red circle.



Above is a closer satellite view.

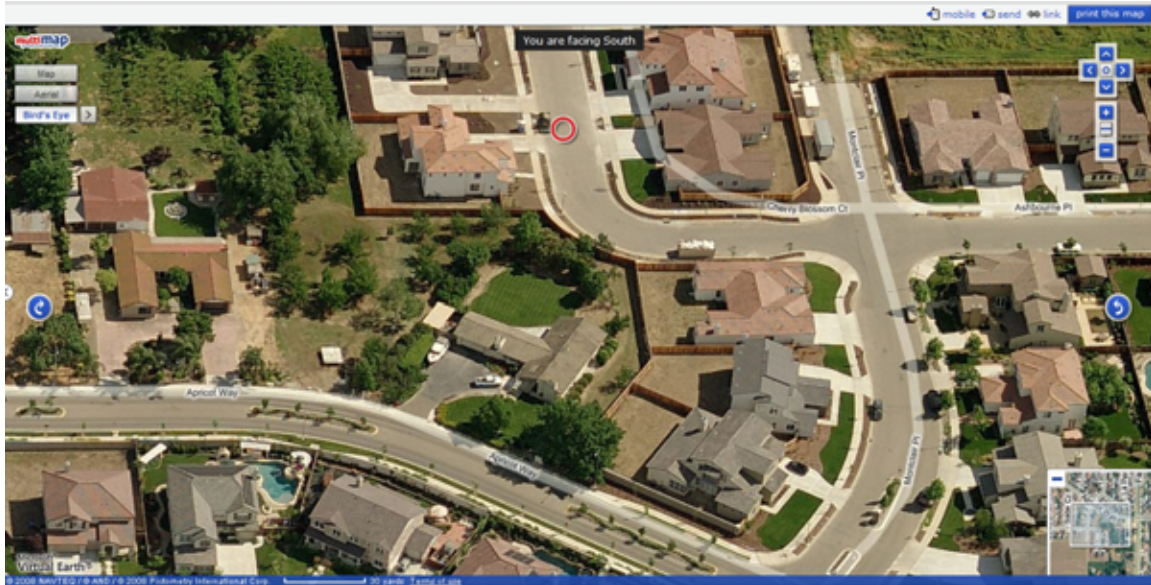


Here is an aerial view near the end of the construction phase. You can see the courtyard, the side gate. You can see the East window to the exercise room above the side garage door. Being the South side of the house, this is the hot side. This exposes much of the house to the hot side, including garage, exercise room, bedroom 4, and the living room to the hot side of the house.

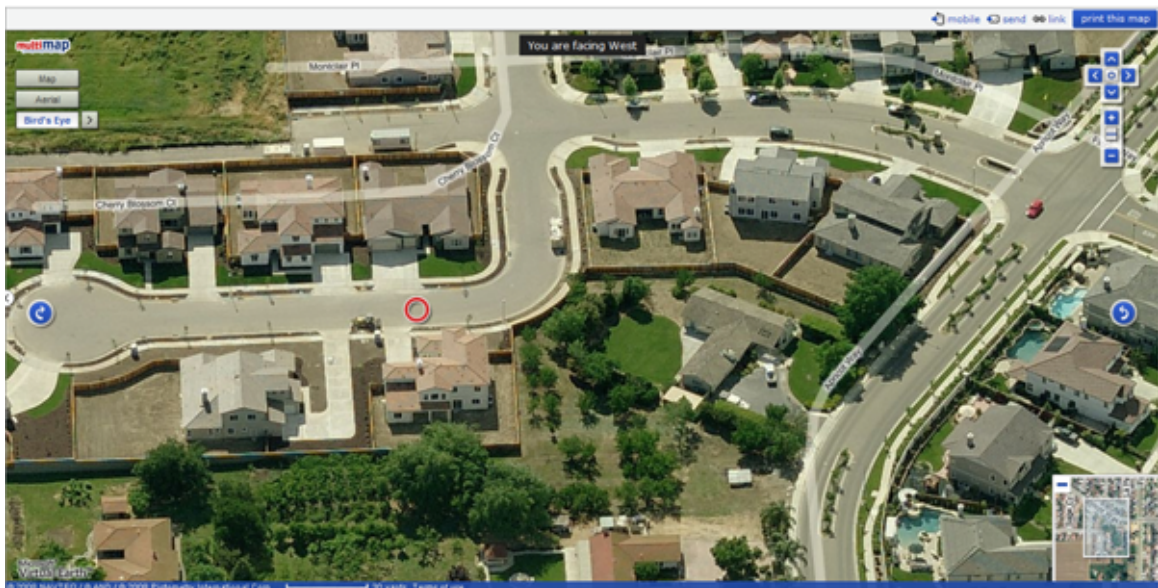


This is from the West during the late afternoon. This is also a hot side of the house.





This is showing the cool (South) side of the house. The large lots of the neighbors will probably not be changed into houses for some time, if at all.



This is the East side of the house, also a cool side. The morning sun hits the Master bedroom windows first, then Bedroom 2. The Bedroom 6 is in the back at the left, then the Loggia, then the kitchen. We're not sure where to put an observatory/storage shed. We'll put a pool in the back by the bottom-right corner of the fence.



Front of the house, entry way. On the right is the living room with windows on three walls. On the left is Bedroom 5. At the top is Bedroom 4, to its left is Bedroom 3.



The courtyard access sliding windows. The other window to the courtyard is from the family room. The windows at the top left provide light to the upstairs hallway. At the right are windows to the bathroom shower, two for the bathtub, and one for the water closet.



Large 8ft Therma-Tru entry door with digital access. The window is Bathroom 4.



Living Room to the right of the tiled entry way



Bedroom 5, in the front of the house to the left of the entry way. The window looks West. Another window in this room looks North to the back side yard.



Bathroom 4, to the left of the tiled entry way (adjacent to bedroom 5). Window is at the front of the house facing West.



Formal Dining. The arched doorway is the passage to the kitchen through a butler's pantry. Window overlooks the North side of the backyard.



Large closet under the stairwell



Family Room with fireplace and media cutout.
Woodburning 42" fireplace in the family room with gas stub-out, raised hearth, wood mantel with stone veneer surround. Window faces West over the courtyard



Kitchen - Double-ovens (convection oven at the top). Room for built-in fridge. Entry to formal dining through butler's pantry. Large flat island. Maple cabinets.



Butler's Pantry - about 7 feet long service staging and preparation surface with lots of extra cabinets. (This house has no walk-in pantry)



5-burner Gas Cooktop (36" Whirlpool Gold, 5 burner). Probably should be replaced eventually with better equipment.



Under-cabinet dual sink. Sink is porcelain-covered cast iron sink. 1/2 horsepower insinkerator. Five cycle, Whirlpool Quiet Partner III dishwasher.



2-car garage. Not huge (20' x 19'). Garage door is on the South-West (hot) side of the house.



Back wall of garage - 75 gallon water heater. (Looks like 11 foot ceiling)



Den in the back (there is no closet). It's a large room about 15' x 15'. Window looks East.



Bathroom 6 in the back by the den behind the garage. Window looks South.



Star well. You can see at the left where the entry way tile ends. Stairwell lights up well when lights are on.



Breakfast nook off of the kitchen. Large archway should echo some of the kitchen noise back into the kitchen. Windows facing East.



Loggia (covered back patio) on the East side of the house (cool side). The floor plan for this house shows a builder option of a fireplace on this back patio. (Probably put the Skyshed there.



Loggia facing North-East. Crappy back step off the breakfast nook needs to be replaced.



Loggia has down lights and ceiling fan.



North-East corner of the back yard. Probably put a pool with a rockscape in that location.



Back of house (faces East). That's the Master Bedroom's four windows.



Back patio (Loggia) - The sliding door is the door to the nook.



Neighbors aren't too close. This is the South side (hot side) of the back yard.



This is the South side (hot side) of the house. The gated entry on the fence is how gardeners would enter the backyard. This area probably needs to be concrete. I wonder if it can also be used as an RV Parking area.



North side (cool side) of the backyard. Ideally, the best place for the skyshed except the house messes up the best views. Notice the dual air conditioning compressors.



Stairs with Maple hand rail.



Top of the stairs is open. People will probably place things on the top though.





Linen cabinets at the top of the stairwell. The window overlooks the courtyard. There is an option on the floorplan that replaces that window with a door to an optional deck over the courtyard.



Bedroom 4. Window facing South. Room has walk-in closet.



Jack and Jill bathroom shared between bedroom 4 and bedroom 3. The door opens to the toilet and tub/shower. Two sinks here.



View from Bedroom 2 window.



View of the backyard from one of the bedrooms upstairs (probably bedroom 2 or master).



Bedroom 3 closet and hallway door. Another exit is possible through bathroom, then through Bedroom 4.



Laundry room upstairs with sink and tile counter.



Looks like Bedroom 2.



Full bath off bedroom 2.



View of backyard from Bedroom 2.



View of backyard from Bedroom 2



Master Bedroom. There is a sitting area in the entry to the master.



View from the picture window in the Master facing the backyard (East).



View of backyard through picture window in the master.



Arched hall to the bathroom. Big walk-in closet on the left, smaller walk-in closet on the right.



Erin's closet (12' x 7')



Master Bath toilet. The tile to the right is where the tub is.



Master Bath Vanity. Shower on the left.



Huge soaking tub.



Master Exercise Room off the Master Bath. This room could double as a crafts room, Erin's office, Art room, etc. It's 15' x 12.3'.



Master Bath - Vanity 2 off the Exercise Room

Description of 1596 Cherry Blossom Court, Brentwood

www.motovo.com








\$475,000

- **Status:** Active
- **Bedroom:** 5
- **Bathroom:** 5
- **Year Built:** 2005
- **Lot Size:** 10144
- **Square Footage:** 4069
- **List Date:** 1/8/2009
- **Garage Spaces:** 2
- **MLS#:** 40389523
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Features for 1596 Cherry Blossom Ct., Brentwood

Property Type	Detached
Floor Plan	Family Room, Two Story
Lot Description	Irregular
Architecture	Contemporary
Kitchen	Kitchen Island
Family Room	Family Room
Fireplace	Living Room, 1
Laundry	Hookups Only
Garage/Parking	Attached Garage
Yard/Ground	Back Yard, Front Yard
Exterior	Stucco
Cooling	Central 1 Zone A/C
Heating	Other Heat
Flooring	Tile, Wall to Wall Carpeting
Roof	Tile
Level - Street	Main Entry
Listing Agent	Ed Massey
Listing Office	Better Homes Realty

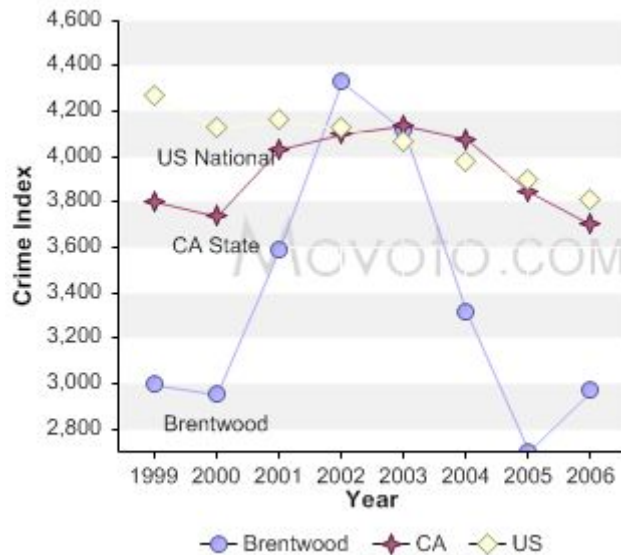
Schools in the districts for 1596 Cherry Blossom Ct, Brentwood

	School Name	Address	Distance	API Score	Homes Near this School
	Loma Vista Elementary	2110 San Jose Ave., Brentwood	0.9	817	Search
	Pioneer Elementary	2010 Shady Willow Ln., Brentwood	1.04	816	Search
	Nunn (Ron) Elementary	1755 Central Blvd., Brentwood	1.26	810	Search
	Bristow (William B.) Middle	855 Minnesota Ave., Brentwood	1.08	763	Search

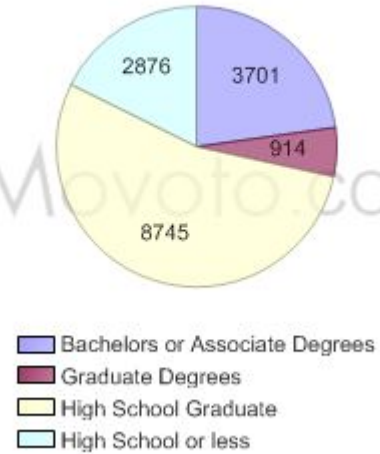
Points of interest near 1596 Cherry Blossom Court, Brentwood

Name	Address	Distance (mi)
Coffee Shops		
Perko's Cafe	1135 2nd St, Brentwood	1.75
Grocery Stores		
Albertsons	101 Sand Creek Rd, Brentwood	1.48
Safeway	1125 2nd St, Brentwood	1.76
Restaurants		
Asta Pasta	71 Sand Creek Rd, Brentwood	1.51
Dragon City	71 Sand Creek Rd, Brentwood	1.51
Antonio's Pizza	50 Sand Creek Rd, Brentwood	1.54
Round Table Pizza	41 Sand Creek Rd, Brentwood	1.55
McDonald's	7455 Brentwood Blvd, Brentwood	1.62

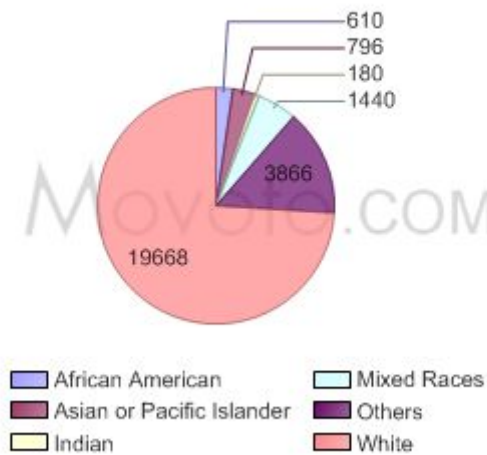
Neighborhood information for 1596 Cherry Blossom Crt, Brentwood



Population by Education Level



Population by Race



Household Income Levels

