

Summer 2022

# Country Estates

*Family Owned and Operated Since 1982*



*Specializing in Green Valley, Suisun Valley, Fairfield, Rancho Solano,  
Vacaville and Surrounding Areas in Solano County.  
See us online at: [www.CountryEstatesInc.com](http://www.CountryEstatesInc.com)*

*Cover Home Page 4*



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## IN THE HEART OF GREEN VALLEY

First time on market! Unique 5 Acres parcel includes 2 houses with separate APNs. Built in 1963, the first home is a single story 3BR/2BA + large bonus room. Cool features include the large open kitchen/family room with a sunken bar. Enjoy the outdoors around the pool and covered deck with entertaining room, 1/2 bath, and outdoor bar area. This 2.5 acres of serene land has fruit trees, garden area and plenty of room to create your own piece of paradise. Sale includes adjacent 2.5 acres parcel, a quaint 1906 Farmhouse with 2BR/1BA. Detached 3-car garage. Mature vineyard of Gamay grapes grows on over 1 acre.

**\$2,350,000**



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## **DREAM ESTATE WITH BREATHTAKING VIEWS**

Beautifully appointed 4BR/5BA + bonus room, 3937sf on nearly an acre in gated Eastridge. No rear neighbors. Romantic main level master suite with lots of natural light, fireplace, soaking tub & separate shower, walk-in closet, private balcony with views. Chef's kitchen boasts large island, granite counters, 6-burner cooktop, double ovens, built-in refrigerator, walk-in pantry. Fireplace in family room, ceiling fans. Heated resort-style infinity pool, spa & waterfalls, bocce ball, basketball court, outdoor kitchen. Stunning party room with sink, fridge, bathroom with shower + room for RV/boat parking.

**\$2,300,000**



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*Cover Home*



## **IN THE PEACEFUL HILLS OF GREEN VALLEY**

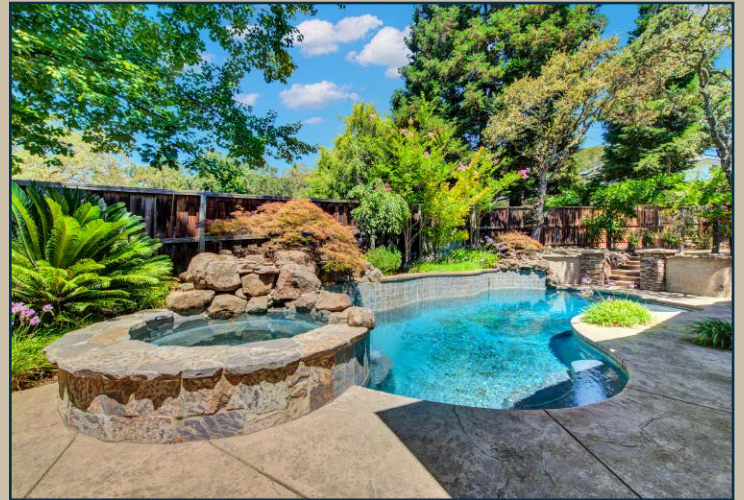
Custom Mediterranean style on 2.5 acres. Single story 4BR/2.5BA, 3251sf with large windows offering views & plenty of natural light. Open design Chef's kitchen with limestone countertops, cherry wood, high-end appliances, island, pantry & eat-at counter. Huge master suite, oversized walk-in closet, honed marble shower, dual showerheads. Great room with open beam ceiling, raised hearth travertine fireplace. French doors offer easy access to expansive covered loggia with two-sided fireplace, swimming pool & spa. Spacious garage for 3 cars + golf cart, EV charger. New water heaters, owned solar.

***Call for Status \$1,795,000***



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## PRIVATE OASIS IN BEAUTIFUL GREEN VALLEY

Exquisite custom in gated community of Eastridge. Chef's dream kitchen with natural cherry cabinetry, professional Thermador appliances, large pantry, and granite island. Wood shutters, Andersen windows, and 3 beautiful fireplaces. Substantial crown molding & baseboards with solid core 8' doors throughout. Large primary bedroom boasts two walk-in closets and dual-sided fireplace. Ideal work at home office with built-in cabinetry. Impeccably maintained grounds, fruit trees, sparkling custom pool & spa with 3 waterfalls. Circular drive, attached 3-car garage. Just a short 20-minute drive to Napa.

**\$1,687,000**



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## PRIDE OF OWNERSHIP

Lovely Vintage Green Valley home with more than \$100K in upgrades, too many to list. Original owners. Great curb appeal with an inviting porch and landscaping. Traditional floor plan with 3BR/2.5BA plus a large loft, which could be a 4th bedroom. Updated kitchen with island, stainless appliances. Beautiful bathrooms. Fresh paint inside & out, newer flooring, high ceilings. Family room with fireplace and custom built-ins. Upstairs laundry. Nicely manicured yard with covered patio, along with a 3-car garage that has plenty of parking & storage space and a work bench. Motivated sellers!

**\$850,000**



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## WELL-DESIGNED AND MOVE-IN READY

Lovely 3BR/4BA, 2906sf home with large loft that could easily be converted to a 4th bedroom. Plenty of natural light throughout gives an airy, open feel. Spacious family room with cozy fireplace and wet bar. Kitchen features granite countertops, stainless appliances, island with prep sink, 5-burner gas cooktop, double oven, large pantry. Roomy master suite with separate tub & shower. Whole house water filtration & softener system, central vacuum. Dual AC units. Large backyard and a 3-car garage. Possible RV parking on both sides, 18" deep concrete pads with rebar, 220 volt electrical in place.

**\$749,000**



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## GORGEOUS SINGLE STORY IN DIXON

This sought after 4BR/2BA, 1850sf floorplan has been completely remodeled with high-end finishes throughout. Stunning dream kitchen features expansive quartz waterfall island with sink and dishwasher, high-end white cabinetry, stainless appliances, 5-burner gas stove, wine refrigerator. The fireplace was also upgraded with beautiful stone, gas starter and decorative logs. Master bath has a large walk-in marble & quartz shower. Vaulted ceilings and beautiful tile flooring. Whole house fan and owned solar. Upgrades include additional driveway concrete and roomy, gated RV parking. 3-car garage.

*Call for Status \$749,000*



## CLOSE TO THE COMMUNITY PARK

Located in the desirable Westgate neighborhood of Vacaville, within the Travis School District. 4BR/2.5BA, 2653sf on nearly ¼ acre. Great flowing floor plan with spacious bedrooms and large loft/bonus room. Updated kitchen features stainless appliances, granite slab counters and, oversized island. Family room with fireplace & granite bar. Freshly painted interior, tile flooring on the main level. Hunter Douglas shutters and decorative lighting throughout. Abundance of fruit trees, private, pool sized yard with large, covered patio - great for entertaining. 3-car garage + potential RV parking.

**\$719,000**



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## IMMACULATE AND MOVE-IN READY

First time on market for this easy-living single level home in Kolob Heights. 3BR/2BA, 2125sf on nearly ¼ acre. All new LVF and carpet throughout and completely repainted interior. Bright, open floorplan with cathedral ceilings and lots of natural light. Spacious kitchen with island opens to the cozy family room with fireplace. Large master suite, roomy walk-in closet, separate tub & shower, skylight. New Generac generator, drought resistant landscaping and large concrete patio for entertaining in the backyard. Quiet, older Westside neighborhood, no HOA or Mello Roos. Close to shopping & dining.

**\$675,000**



## HOME SWEET HOME

Darling updated single story in the Meadow Glen neighborhood of Rolling Hills. From the welcoming front porch to the ideal location around the corner from the park, this 3BR/2BA home has everything you need. Recently painted interior, high ceilings, updated kitchen & bathrooms. Large pantry cabinet with pull-out drawers. Cozy family room with fireplace. Plantation shutters. Private and spacious backyard with fruit trees, mature landscaping, and storage shed for your garden equipment. Close to local wineries, shopping, dining, and freeway access. Halfway between San Francisco and Sacramento.

**\$599,000**



**Real estate is full of endless opportunities. Wise investors are always searching for properties that will reap financial benefits. And others are seeking land to build their dream home or personal estate.**

*There are many options to explore.*



#### **SINGLE STORY DUPLEX**

Attention Savvy Investors - add this gem to your portfolio! Built in 1971, each unit has its own garage and backyard space. In need of some TLC, but has great rental income potential at this price point. Close to many downtown Fairfield offices, Northbay Healthcare, Solano Town center and Solano Community College. Easy access to I-80, I-680, Hwy 12. Central to Bay area, Napa & Sacramento.

**\$549,000**



#### **BREATHTAKING VIEWS IN GORDON VALLEY**

Seldom does such a beautiful plot of land this size become available. 27 acres of rolling hills, granite outcroppings & Heritage Oaks. Building pad for your dream home with views of Mt. Diablo and manicured vineyards below. Well on-site, electric at lot line.

*Coming soon \$499,900*



#### **GREAT INVESTMENT PROPERTY**

Located on an extra large corner lot, not far from downtown Napa and Hwy 29, this property has 5BR/3BA plus a large bonus room. It is currently being utilized as a Senior Care Home known as "Pueblo House." The lot size offers plenty of room for an ADU (granny flat) or additional detached garage with an apartment above. Lots of potential and numerous options for investors.

**\$810,000**



#### **ZONED AGRICULTURAL-RESIDENTIAL**

Amazing views & privacy on completely usable, mostly flat 20 acres. Great spot to build your private estate or horse ranch. Old 1920's home currently being used as barn. 10'x30' manufactured home available for purchase. Access to electrical, well on property.

**\$875,000**



#### **NEXT TO TRAVIS AFB**

This 33.44 acres parcel was used for years to run cattle and shares a fence line with Travis AFB. It is well suited for a storage facility of some type. Currently no known water or electricity on site but power lines are nearby to bring electricity to the property.

**Coming soon Price TBD**



## Make a Wise Choice

The real estate market is shifting and the inventory of available homes listed for sale is expanding. As a result, Buyers have more choices. For Sellers, this means choosing an experienced Realtor® to sell your home is now more important than ever.

For example, getting your home listed on the MLS (Multiple Listing Services) is valuable, but on its own will not garner nearly as much attention as advertising and good photography. You only have one chance to make a first impression so it needs to count. Poor marketing = slow momentum and lost dollars.

Your best bet is to work with an agent who offers a personalized marketing plan specifically tailored to your home. They have the most effective marketing tools available to promote your property, from an array of paid advertising to posts on social media, as well as staging to show off its best assets. A good agent will do everything possible to ensure your listing stands out as the must-see property in the area.

It's always a smart choice to work with local Real Estate professionals who know your neighborhood and community. They are familiar with the market conditions in your area and know how to properly price your home. It's obvious why pricing too low is a mistake, but pricing too high can be costly, too. You don't want your home to needlessly sit on the market for too long, and if you repeatedly lower your price, buyers may begin to wonder if something is wrong with the property.

One last thought – working with someone you are comfortable with has its own value. Take the time to choose wisely.

Choosing an out of area agent unfamiliar with the locale can be a detriment when it comes to showing your property or talking about the benefits of living in the area. Country Estates has been serving Green Valley and the surrounding areas for 40 years. We are your neighbors and we live, work, and play in the communities we love. Remember, a qualified licensed Realtor® is your most valuable resource in this ever-changing real estate market.



**4570 McCready Court**  
*Green Valley Highlands*  
Listed at \$1,699,000



**4666 Green Valley Lane**  
*Green Valley*  
Listed at \$1,498,500



**4486 Glencannon Drive**  
*Green Valley Highlands*  
Listed at \$1,395,000



**1999 Rockville Road**  
*Green Valley*  
Listed at \$1,300,000



**2901 Capilano Court**  
*Rancho Solano*  
Listed at \$1,100,000



**3239 Formby Lane**  
*Rancho Solano*  
Listed at \$1,050,000



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**683 Venetian Court**  
*Green Valley*  
Listed at \$1,050,000



**2965 Quail Hollow Drive**  
*Rancho Solano*  
Listed at \$899,000



**202 Falcon Way**  
*Hercules*  
Listed at \$899,000



**3257 Formby Lane**  
*Rancho Solano*  
Listed at \$865,000



**4770 Olive Drive**  
*Concord*  
Listed at \$849,000



**1112 Los Robles Street**  
*Vacaville*  
Listed at \$832,000



**158 Saxony Court**  
*Vallejo*  
Listed at \$799,000



**2265 Newcastle Drive**  
*Vacaville*  
Listed at \$729,000



**2427 Trevino Way**  
*Castlerock*  
Listed at \$699,900



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**800 Emerald Bay Drive**  
*Green Valley*  
Listed at \$679,000



**5027 Oakbrook Circle**  
*Cordelia*  
Listed at \$635,000



**3241 Arroyo Drive**  
*Paradise Valley*  
Listed at \$629,000



**3200 Tamworth Court**  
*Modesto*  
Listed at \$599,900



**16 Weather Vane Place**  
*Sacramento*  
Listed at \$599,000



**39 Emerald Circle**  
*Vallejo*  
Listed at \$599,000



**601 Little John Lane**  
*Modesto*  
Listed at \$549,900



**1104 Waltz Court**  
*Vallejo*  
Listed at \$549,000



**1725 Elm Street**  
*Fairfield*  
Listed at \$545,000



# Yoga – a Stepping Stone to Good Health



Meet **Megan Glazar** – a health and wellness enthusiast with a nurturing and supportive personality who works as a nanny during the day, and also teaches yoga!

**YOGA CLASSES WILL BE HELD AT THE BARN @ COUNTRY ESTATES, BEGINNING SEPTEMBER 19TH.**

*Monday 6-7:15pm Vinyasa Flow*

*Monday 7:30-8pm Breath Work, Meditation, and Chanting*

*Tuesday 6:15-7:15pm Beginner Yoga*

*Tuesday 7:30-8:30pm Yin*

*Wednesday 6-7:15pm Vinyasa Flow*

*Wednesday 7:30-8:30pm Restorative with Yoga Nidra*

**MEGAN WILL ALSO BE HOLDING A FREE YOGA EVENT ON SUNDAY, SEPTEMBER 25TH.**

*Session 1:*

*10-10:30am all level yoga*

*10:30-11am Q&A, snacks, meet & greet*

*Session 2:*

*11-11:30am meditation, chanting, and breath work*

*11:30-12pm Q&A, snacks, meet & greet*

*For more information on class descriptions, schedules and how to sign up/pay for classes, please visit Megan's website:*

***moonphaseyoga.com***

*Classes can be found under the Local tab.*



Cacao ceremony

**My philosophy:** Exercise, mindfulness, and rest are three essential pillars for good health, and yoga supports all three. It's true what they say, if you don't use it, you lose it. What I love about yoga is that it moves every single part of your body. At the core of my yoga philosophy is sustainability. This means performing functional movement at a challenging level but being mindful of your body's needs and limits.

Every person is unique so it's important to observe and honor your body in the moment. In my classes I like to offer options so that you feel supported in choosing what is right for you. Practicing yoga can improve your health and happiness by teaching you how to stay present, control your stress, follow your intuition, and let go of your ego. Being in a positive uplifting community that supports you is an important part of feeling fulfilled. This is the community we are creating.

**How I started teaching yoga:** My yoga practice started when I was in college. At the time, yoga was a much-needed opportunity to slow down and calm my nervous system. For me, yoga is a practice of coming back to my intuition and being true to myself. Because yoga was the catalyst that changed my life in so many ways, I was drawn to the opportunity to share it with others through teaching. My passion is guiding others to bring awareness into all areas of their life including their movement and thought patterns. Once you identify suboptimal habits you then have the power to change them.

I love learning about nutrition, the human body, mind, and spirit, and all things health and wellness related. I have specialty yoga trainings in yin yoga, children's yoga, and perinatal yoga. I also have a specialty training in working with the plant medicine cacao and enjoy facilitating cacao ceremonies where I combine yoga, cacao, meditation, journaling, and sound healing to create a transformative event.



The Barn @ Country Estates

**The Barn @ Country Estates is the perfect place to host meetings and special events. For more information on renting space, upcoming events, and contact information,**

**visit our Facebook page:**

***<https://www.facebook.com/thebarnatcountryestates>***



# Save Those Orchids!

Orchids are beautiful and elegant. In perfect conditions, many have been known to live for as long as 30 years. They normally bloom only once, maybe twice a year, but sometimes those blooms last two - three months. Unfortunately, orchids can be intimidating for a lot of people who find it easier to simply toss them out after they are done blooming and buy new ones. DON'T DO IT! Once you know the few secrets of keeping and growing them, you can have beautiful flowering orchids for years to come.

1. The most important step in keeping your orchids alive and healthy is finding a place with bright morning sunlight. Too much sun will burn the leaves and cause the plant to dry out too fast.
2. Next, you will want to place the orchid in a suitable container. Orchids are almost like air plants - they need to breathe in order to be healthy and happy. Often orchids come in tight plastic containers filled with moss. Remove them, clean the moss out from around the roots, and place in a container with an orchid medium, which you can find in nurseries or the gardening section of most stores.
3. Once you've given your orchids a place to breathe and thrive, they only need to be watered perhaps once a week. One trick I use is to put my orchids in the sink and spray the roots well until they turn a nice greenish color. I also buy an orchid spray that can be sprayed directly on the roots and leaves a fine mist. Healthy orchid roots will be a nice silvery color. If you have roots that are dried out, you can trim them off.
4. An occasional yellow leaf is normal and can just be cut off.

That's pretty much the basics of keeping your orchid happy. *Good luck!*



**Gina Waters**  
**REALTOR®**  
**707.673.6988**

Gina is our in-house orchid whisperer, taking all the sad looking office plants home and reviving them into some of the beautiful orchids pictured here.





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*Country Estates is a Full Service Real Estate Office Staffed by Real Estate Professionals and Specializing in:*

- Luxury homes, gated communities
- Single family homes, townhomes and condominiums
- Golf course properties
- Vineyard, ranch and agricultural properties
- Vacant land
- Leasing and property management

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805.705.6521



Bob & Rosemarie Ogan  
707.864.8336  
707.344.3439



Andy Klink  
707.864.3792



Loney & Worley Team  
707.290.0556  
707.344.1300



Sheryl Tamietti & Candice Sullivan  
707.688.2904  
707.410.7880



Carolyn Munson  
707.803.1662



Johnny Sy  
707.438.9771



Claire Boyd  
707.280.4348



Claudio Barrientos  
510.207.2437



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Gina Waters  
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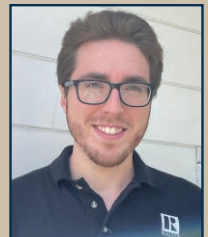
Taylor Armour  
707.330.3466



Tania Andersen  
707.208.0954



Lesley Razo  
530.531.7813



Zachary Loney  
707.430.3335

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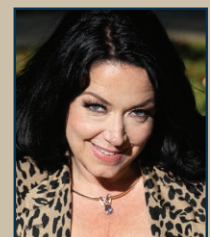


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Dena Flashman  
415.603.0322



Deborah MacKenzie  
707.290.6998