

Summer 2023

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*

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FABULOUS VIEWS OF THE GREEN VALLEY GOLF COURSE

Exquisite estate, completely renovated from top to bottom. Brand-new kitchen features high-end appliances, quartz/granite countertops, custom cabinets, butler's pantry, and simply stunning, climate-controlled glass walled wine storage. Two primary suites, heated bathroom floor, jetted tub, steam shower, and floating cabinets with under lighting. Back courtyard can be accessed through 12x15 retractable doors. Enjoy the views, custom stone & wrought iron fencing, and a complete outdoor kitchen with its own pizza oven. The 4-car tandem garage is sure to impress. 3BR/3BA, 3635 sf on 1/3 acre.

\$2,997,700

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BREATHTAKING VIEWS GALORE

Custom single story perched on 5 acres overlooking the Suisun Valley and beyond. Open concept floorplan, 3BR/3.5BA + huge bonus room, 4500 sf with views from every window. Chef's kitchen with island, granite, Wolf 6 burner range w/double ovens and 24" griddle, walk-in pantry. Beautiful hardwood floors, custom inlay entry, coffered ceilings, crown molding, wide hallways. Seeded glass transom windows over interior doors. Oversized garage/workshop. 3 flat acres sit at the bottom of property, perfect for second dwelling or workshop. Property borders Napa County, close to wineries dining, shopping.

\$1,975,000

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AT THE GATEWAY TO SUISUN VALLEY WINE COUNTRY

Rare, level one acre parcel with two charming homes. Built in 1937, the 4BR/3BA main house has been beautifully renovated. Refinished original hardwood floors, art deco trim and built-in cabinetry. Completely remodeled farmhouse kitchen, walk-in pantry, butler's pantry & laundry room. The 3BR/2BA second home has just as much charm and endless opportunities: Airbnb, rental income or an ADU for family. Beautifully landscaped with shade trees, tree house, playhouse, and expansive patios. Enormous workshop plus several rooms for a home office, art studio or exercise area with security camera system.

\$1,539,000

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SITTING ON THE 16TH FAIRWAY

Custom single story overlooking Green Valley Country Club. Remodeled kitchen with island, huge pantry, premium appliances. Large windows overlook the sunny front courtyard. Den/office space opens to a spacious logia. Beautiful Spiteri hardwood flooring, vaulted ceilings, gas fireplace, and new dual heating/air. Both primary bedrooms have large closets, marble counters, soaking tubs, and bidets. Inviting patio, gazebo, covered outdoor kitchen and golf cart access to the course. Generac generator powers entire home if needed. 3BR/3BA, 3053 sf. Close to great dining, wineries, and Rockville Hills Park.

Call for Status \$1,495,000

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FARMHOUSE STYLE COUNTRY LIVING

Unique property on 10.5 picturesque usable acres in Napa. Panoramic views! Built as a custom 5BR/2BA, it has been converted into two separate homes. Main home recently updated & remodeled with fresh paint inside & out, refinished hardwood floors, new carpet, new quartz counters & newer appliances. Lower home offers single story living, 1BR/1BA, updated full kitchen - perfect for in-laws, guest house, rental income. Can be utilized as one large home with two living spaces. Expansive decking for entertaining and enjoying the views. RV & parking galore, fenced pole barn area for horses with water & electricity.

\$1,495,000

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WELCOME TO YOUR GATED GREEN VALLEY ESTATE

Mid-century single level executive home nestled on 2.85 wooded acres. Enjoy the surrounding hillsides along with the potential for some amazing golf course and valley views. Remodeled kitchen, stainless appliances, Brazilian cherry wood flooring. Open beam ceilings. Large living room with fireplace, built-in bookshelves and a wall of glass opening to a covered patio. Formal dining room with expansive windows and French doors. Additional 400 sf studio apartment with its own parking underneath! 3BR/2.5BA, 2409 sf. Green Valley Country Club, wineries, fruit stands, and restaurants are all nearby.

\$1,197,500

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IN THE BEAUTIFUL HILLS OF RANCHO SOLANO

Located at the end of a cul-de-sac, this 4BR/3BA, 2936 sf home has a park-like setting with views, privacy, and neighbors on only one side. Well-designed chef's kitchen features an island with prep sink, updated counters & cabinets, and a breakfast nook. Cozy family room with wet bar and fireplace. Living room with fireplace. Spacious primary suite with walk-in closet, separate tub and shower, multiple shower heads, plus a balcony with views. All bathrooms have been renovated. Wood flooring, carpeted bedrooms, plantation shutters and high ceilings. 3-car garage. Gated golf course community.

\$939,000



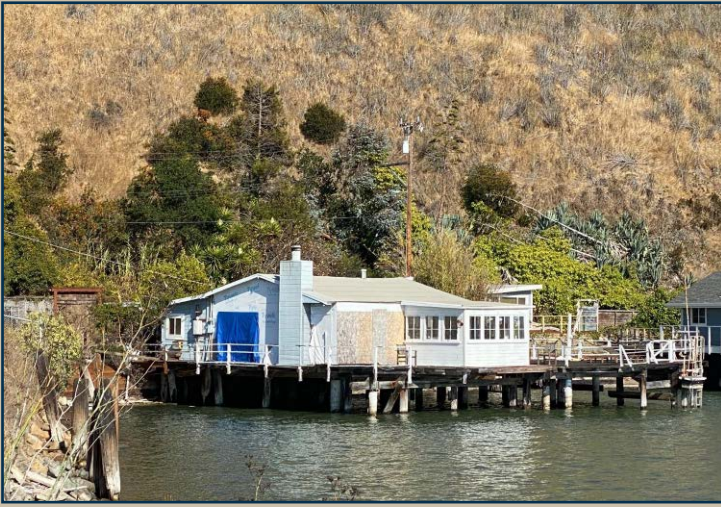
WELCOME TO GREEN VALLEY LAKE

Nice, move-in-ready 4BR/2.5BA home located at the end of a cul-de-sac. The kitchen includes upgraded maple shaker cabinets and Silestone countertops. Master bath with jetted tub and separate shower. Upstairs laundry. Great backyard with low-maintenance landscaping, synthetic turf, pergola, and built-in fire pit area. Save money with owned solar. Walking distance to neighborhood amenities, which include a pool, spa, clubhouse, and park with tennis courts & play area. Easy access to the Bay Area, Napa, and Sacramento. Close to local wineries, produce stands, golfing, dining and shopping.

\$675,000

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SUNSETS ON THE CARQUINEZ STRAIT

Enjoy the beautiful sunsets from your own private deck directly over the water. And don't forget to bring your fishing pole! This unit is in the middle of a remodel and is ready for a contractor or someone handy with tools to take over and complete the project. Located right on the water with panoramic views of the Bay, bridges, city, hills, canyon, and mountains. The 2BR/1BA home has an open beam ceiling, great room with fireplace and a kitchen surrounded by windows to enjoy the view. This has tremendous potential to be a good investment property or a great place to fix up and call your own.

Call for Status \$575,000



SINGLE STORY ON A LARGE LOT

Built in 1970, this charming 3BR/2.5BA, 1947 sf home retains much of its original architectural details and has been meticulously maintained by a single owner. Kitchen features spacious pantry storage. Family/dining room combo has a stone hearth fireplace, built-in cabinets and wet bar. Separate living room. Large, enclosed sunroom with lots of natural light. Bedrooms all have ample closet space. Indoor laundry. Backyard has a covered patio and garden area. Great curb appeal and plenty of room for Boat/RV parking. 2-car garage. Located near North Bay Hospital, shopping, dining, and freeway access.

Call for Status \$537,000

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WELCOME HOME

Wonderful north facing single level rancher sitting on a HUGE corner lot in a really nice area of Modesto. This very special 3BR/1BA custom home was built in 1953 and lovingly maintained by its original owners for the past seventy years. Original red oak hardwood floors and plantation shutters throughout. Want room to spread out? How about an almost 10,000 sf lot PLUS a 7000 sf separately deeded parcel included in the sale! Possible ADU, garage, shop, pool, RV...so much potential. Wonderful neighborhood with shopping, eateries and services all nearby and located in the Sylvan School district.

Call for Status \$529,900



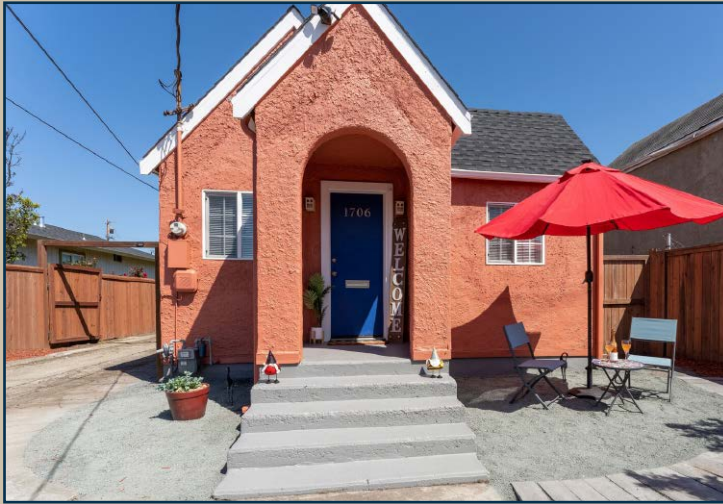
CHARMING FRONT PORCH

Desirable single level 4BR/2BA floor plan featuring a great room with fireplace. The updated eat-in kitchen includes a cozy breakfast nook, all appliances and refrigerator. All bedrooms in this ranch style home have closets with built-in organizers. Indoor laundry room comes with washer & dryer. Newer raised panel doors throughout. Primary bedroom opens to the backyard. Patio cover with skylights, recently installed concrete patio. Low maintenance landscaping, fruit trees & multiple raised bed gardens, all on a drip & sprinkler system. Newer Carrier AC unit. 2-car garage with lots of storage.

\$499,000

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GATED MID-CENTURY CHARMER

This adorable 3BR/1BA home exudes warmth and character. It also features a new roof, new electrical, copper plumbing, new luxury plank floors, and new paint. Fully gated with 100 ft. of driveway, plus an additional gate to the rear of the property. Enjoy BBQing on your 500 sf, fully covered, detached patio. The 120 sf covered deck includes a private entrance to the 3rd Bedroom. Huge, quality shed for ample storage. Centrally located to Marin, San Francisco, Napa, Solano County, and the East Bay. Easy commute and close to BART, public transportation, and Kaiser Permanente Medical Center.

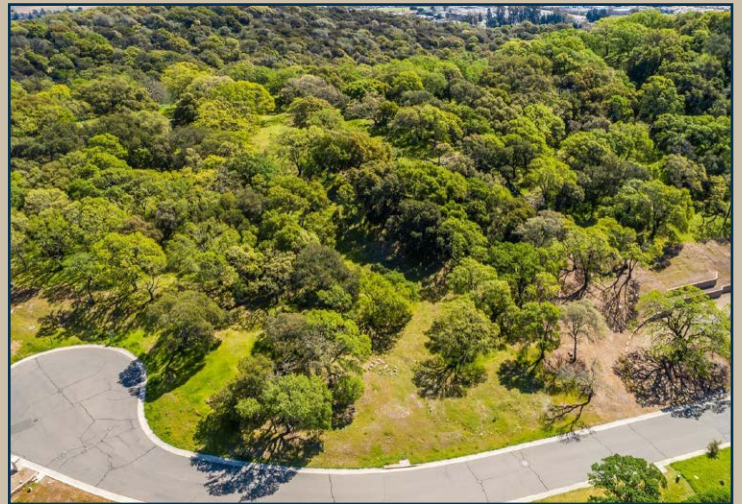
\$499,000



BEAUTIFUL 6 ACRES

Stamped concrete driveway leads to the homesite and amazing views. Perimeter fencing, public water, power at the lot line. Peaceful spot to build your dream home with fruit trees, vines, and a seasonal creek. Easy access to town.

Call for Status \$450,000



GATED EASTRIDGE COMMUNITY

A wonderful opportunity to build your dream home in this desirable 24/7 guard-gated community. Beautiful 1-acre lot located on a private court with amazing views. Nestled between luxury custom homes, close to shopping, dining & award-winning schools

\$449,000



BEAUTIFUL YARD = INCREASED VALUE

First impressions matter, and let's face it, everyone admires a well-planned, manicured yard. Not only does it beautify your home, but also increases its value. Keep this in mind if you are planning to sell.

Most importantly, start with the lawn. Check that the sprinklers are doing their job by making sure they are watering the entire lawn. Replace sprinkler heads that are leaking or broken. Water early in the morning and thoroughly, maybe 8-10 minutes per station every other day. You may need to water daily on those blistering summer days and hand water dry areas. Fertilize regularly, maybe once every four to six weeks and use a selective lawn weed killer. Tenacity is a great product for this as it will kill the clovers, crabgrass and creeping bentgrass that seem to have taken over so many Northern California lawns. After treatment, you can fill in the patches with premixed grass seed available at all the big box hardware stores.

Second, trim the shrubs. Most can be cut back and they will grow new foliage. Use fresh mulch in the planters and cover the exposed soil completely. Black bark is a good choice and will make your green bushes pop. Inspect the water emitters, ensuring they are all releasing water and replace the ones that aren't. Replace all dead or dying shrubs with new plantings. This is a good time to plant those pops of color with flowering bushes, either in pretty pots or in the ground. Pull or spray the weeds. Keep an eye out for them as weeds tend to grow everywhere, including the tiny gap between the curb and street pavement as well as expansion joints in concrete walks and driveways.

Starting this process a few months in advance of listing your home will make all the difference. Everything will look great by the time the sign goes up! In the meantime, enjoy your beautiful yard.



Andy Klink
Broker Associate
707.864.3792

Preparing homes to ensure they look their best, both inside and out, is one of Andy's specialties. Clients appreciate this skill, as it helps create a quick sale and brings in top dollar for their properties.



6054 Mauds Lane, Suisun City
Listed at \$7,000,000



853 Bridle Ridge Drive, Eastridge
Listed at \$2,075,000



1604 Amaral Court, Green Valley
Listed at \$1,900,000



1745 Durbin Lane, Green Valley
Listed at \$1,795,000



5270 Oakridge Drive, Eastridge
Listed at \$1,465,000



2970 Pebble Beach Circle, Rancho Solano
Listed at \$1,250,000

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4427 Glencannon Drive, *Green Valley Highlands*
Listed at \$1,150,000



2643 Marshfield Road, *Hiddenbrooke*
Listed at \$1,029,000



5845 Cherry Glen Road, *Vacaville*
Listed at \$899,000



857 Atchison Drive, *Vacaville*
Listed at \$874,999



2012 Lewis Street, *Hercules*
Listed at \$849,000



5080 Pyramid Way, *Green Valley*
Listed at \$824,950



5224 Tuscany Drive, *Green Valley*
Listed at \$799,999



505 E Meadows Lane, *Cordelia*
Listed at \$799,000



454 Oakwood Circle, *Green Valley*
Listed at \$775,000



618 Elm Street, *El Cerrito*
Listed at \$749,000



705 Wiegand Way, *Dixon*
Listed at \$749,000



130 Deerglen Circle, *Vacaville*
Listed at \$749,000



29 Twin Creeks Drive, *Green Valley*
Listed at \$725,000



2600 Brown Street, *Napa*
Listed at \$720,000



882 Ruby Drive, *Vacaville*
Listed at \$719,000



15 Fairway Place, *Green Valley*
Listed at \$698,988



2970 Rustle Court, *Kolob Heights*
Listed at \$660,000



2356 Hanson Drive, *Fairfield*
Listed at \$659,000



311 Edgewood Drive, *Vacaville*
Listed at \$639,000



159 Farallon Drive, *Vallejo*
Listed at \$599,000



2759 Parkview Terrace, *Rolling Hills*
Listed at \$599,000



1180 Dana Drive, *Fairfield*
Listed at \$549,000



204 Camellia Street, *Fairfield*
Listed at \$499,500



3509 Rexford Drive, *Modesto*
Listed at \$495,000



2001 Bluebird Way, *Fairfield*
Listed at \$489,585



749 Wren Court, *Fairfield*
Listed at \$450,000



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>



Featured Recipe

Candice & Sheryl's Baked Frittata

INGREDIENTS

- 12 eggs
- 3 tablespoons full-fat dairy (heavy cream, half-and-half, whole milk, sour cream, crème fraîche or yogurt)
- 1/2 teaspoon salt
- 1 cup (4 ounces) grated or crumbled cheese (we use feta)
- 3 to 5 cups chopped vegetables or greens (we use fresh spinach, shallots and sun-dried tomatoes)
- 1 tablespoon olive oil
- Garnish: Chopped or torn fresh, leafy herbs (basil, parsley, cilantro, or dill)

DIRECTIONS

- Preheat oven to 425° degrees.
- Crack eggs into medium mixing bowl. Add your dairy of choice and salt. Whisk just until yolks and whites are blended. Whisk in all or half of the cheese (you can reserve the other half for topping the frittata before baking, if desired). Set aside.
- In a 12-inch cast iron skillet (or any other large skillet that's oven safe), warm the olive oil over medium heat until shimmering. Add the vegetables, starting with chopped onions or other dense vegetables. Cook for a few minutes, stirring occasionally, then add any softer vegetables such as zucchini. Cook until those vegetables are tender, then add any garlic or greens,

and cook until fragrant or wilted. Season with salt, to taste.

- Whisk the eggs once more and pour the mixture over the vegetables. Stir with a spatula briefly to combine and distribute the mixture evenly across the pan. If you reserved any cheese, sprinkle it on top.
- Once the outside edge of the frittata turns lighter in color (about 30 seconds to 1 minute), carefully transfer the frittata to the oven. Bake for 7 to 14 minutes (keep an eye on it), until the eggs are puffed and appear cooked, and the center of the frittata jiggles just a bit when you give it a gentle shimmy. Remove the frittata from the oven and place on a cooling rack. Garnish with herbs, slice with a sharp knife, and serve.



Sheryl Tamietti & Candice Sullivan

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With the bounty of local fresh produce in the area, this is one of our favorite go to dishes. It is always a crowd pleaser, both healthy and delicious! You can really use any combination of fresh, local veggies. It comes together quickly and is ideal for brunch or a light dinner served with mixed baby greens or fruit salad.



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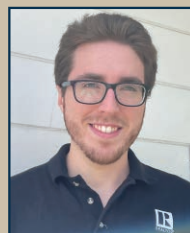
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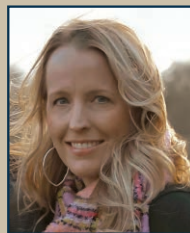
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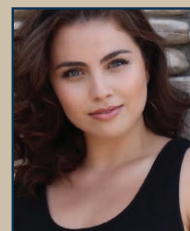
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