

Winter 2020

# Country Estates

Family Owned and Operated Since 1982

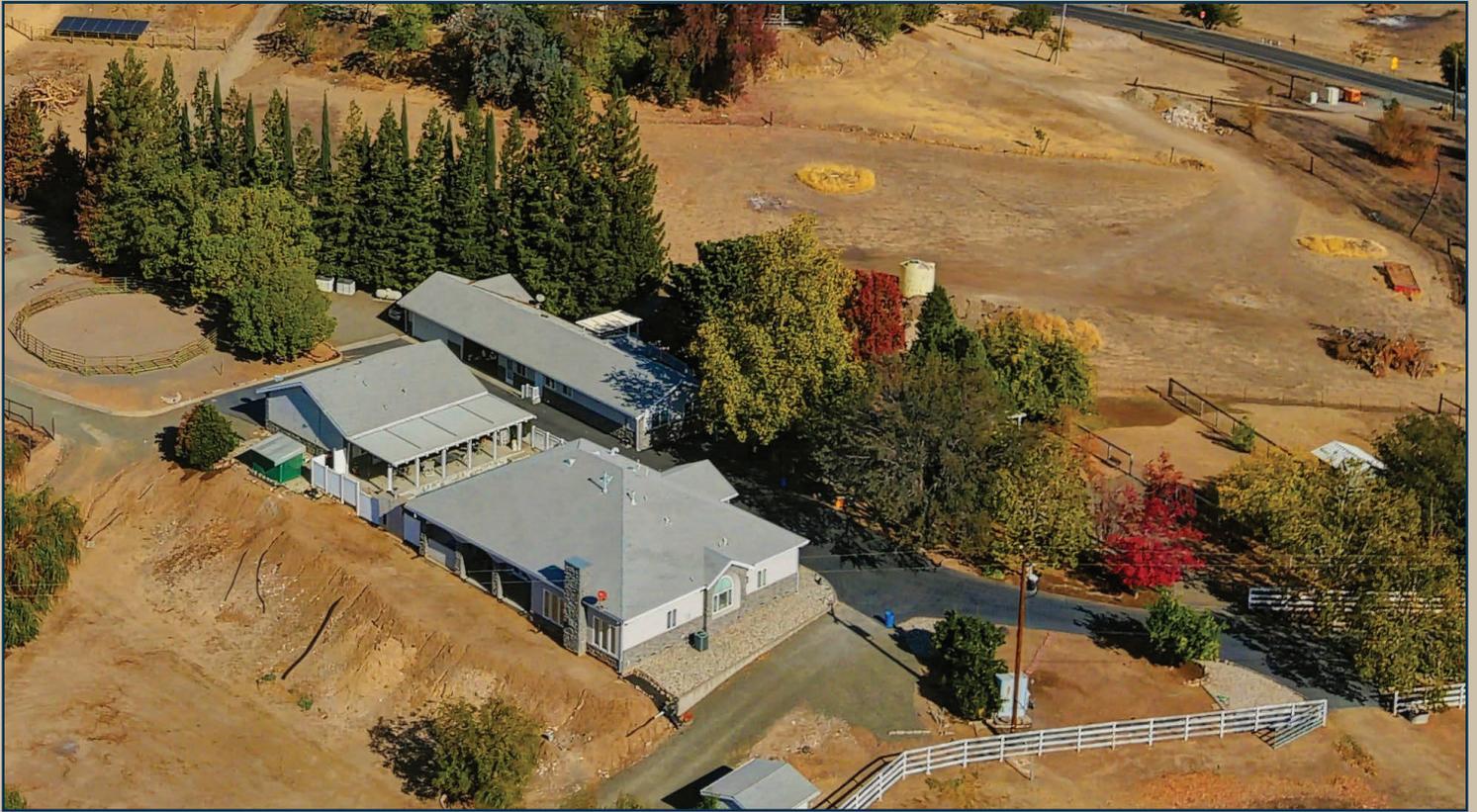


*We will miss the opportunity to celebrate with our clients, friends and neighbors at the Country Estates' Santa at The Barn event – but hope to see everyone next year!*

*Cover photo courtesy of Best of 2020  
Solano County Photographer, Meilene Long  
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## RANCH LIVING AT ITS FINEST

Rare find on 8.06 acres in Vacaville. 5BR/4BA, 4375 sf main house with gourmet kitchen, marble & travertine flooring, tall ceilings, crown molding, large walk-in dual head shower, cherry cabinetry. Guest house with two 2-car garages. Pool house with full living accommodations, workshop/garage—easily parks 4 cars. All dwellings have either a fireplace or pellet stove. Large outdoor wood burning fireplace, salt-water pool, covered patios with lighting & ceiling fans. Other structures include 2 chicken coups, well house, 2 smaller workshops & 4 sheds for storage. Lots of pasture space for livestock, horses, crops or garden.

**\$1,700,000**

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## MID-CENTURY MODERN

Fabulous Eichler-style home overlooking the 15th fairway at Green Valley Country Club. 3BR/2BA, 2340 sf on 0.5 acre with lovely views of the golf course and rolling hills. True mid-century modern touches include vaulted ceilings, slate floors, corner fireplace, interior stained-glass door and expansive walls of windows. Custom solar heated pool with rock waterfall. Casita with a full bath overlooks the pool. Expansive backyard also includes a greenhouse, RV/boat storage space and plenty of room for gardening. Shop/storage off the 2-car garage. New fence, new garage door and new septic.

**\$1,147,500**

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## GATED GOLF COURSE COMMUNITY

Custom updated & well-maintained 4BR/2.5BA, 3703 sf in Rancho Solano. Front living room with fireplace. Huge downstairs master suite with fireplace, walk-in closet and French doors leading to the backyard. Large bath with separate jetted tub and a walk-in shower plus a door to the outside. Family room with brick hearth fireplace, dining area, open kitchen with island, walk-in pantry, double ovens & wine fridge. Solid hickory hardwood flooring throughout the downstairs. Curved staircase leads to roomy loft and additional bedrooms. Inviting & relaxing resort-like backyard with gazebo. 3-car garage.

**\$995,000**

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## SINGLE STORY IN GREEN VALLEY ESTATES

This traditional 4BR/3BA floor plan boasts two master suites on separate ends of the home. Kitchen has granite countertops and opens to the cozy family room showcasing a brick fireplace. Large formal living room has new paint & carpet. Beautiful French doors lead outside to a peaceful backyard. Custom stamped concrete patios & walkways in front & back yards. Oversized garage includes a workshop & shelving for storage. Wide side yard has covered RV parking area plus an extended driveway for extra parking. Upgrades made over the years include new HVAC, fencing, 3 decks and a large storage shed.

**\$885,000**

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## BEAUTIFUL VIEWS IN GREEN VALLEY HIGHLANDS

Lovely single-story home nestled on an acre amongst oak & manzanita trees. Remodeled kitchen with high-end Viking stainless appliances, large island and a window over the sink to enjoy tranquil views. Family room with brick fireplace centered between large picture windows. Elegantly remodeled spa-like master bath and guest bath with custom tile and dual vanities. Expansive Trex-like deck with several built-in benches to enjoy the outdoors and amazing views, including partial golf course view. Newer roof. Located on a quiet cul-de-sac near the private Green Valley Country Club. 3BR/2BA, 2248 sf.

**\$859,000**

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## CONTEMPORARY LIVING IN SOUTHAMPTON

Wonderful 3BR/2.5BA home in Benicia with views. Beautiful custom polished concrete floors, exposed beam ceilings. Remodeled kitchen with granite counters, stainless appliances, pantry cabinets and tons of storage space. French doors lead to cozy living room with hearth fireplace and numerous windows offering plenty of natural light. Easy access to two separate backyard patios for entertaining or enjoying the views. Master bedroom features a balcony overlooking the living room. Family room addition with fireplace for extra downstairs living space. Attached two car garage and RV/boat parking.

**\$695,000**



## VILLA ENTRADA COMMUNITY IN NOVATO

Great single level, ground floor condominium located in Villa Entrada, a 55 and over community with 100 individual condominium residences spread over eight buildings. This well maintained 2BR/2BA unit offers a bright, easy living and open floor plan. Features include custom built-ins, plenty of cabinets, plantation shutters, tile flooring and carpet. There is a 2-car garage with plenty of storage cabinets. This quiet community is located near Pacheco Plaza with Nugget Market, Marin Coffee Roasters, dining, shopping and business services.

**\$610,000**

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## BEAUTIFULLY MAINTAINED HOME IN CORDELIA

This 4BR/2.5BA, 1923 sf home is located at the end of a cul-de-sac on an extra-large private lot next to green space & walking paths. Open kitchen with quartz countertops, expansive tile backsplash, stainless appliances, walk-in pantry, garden window & dining area. Family room with a large brick hearth fireplace. Elegant granite & tile entryway, refinished hardwood floors, crown molding and new carpeting. Backyard features a large flagstone patio, Trex deck, fruit trees, roses & garden area. New exterior paint, newer fencing and RV/boat parking. Close to trails, park, schools & freeway access.

**\$599,000**



## SINGLE LEVEL IN GREEN VALLEY LAKE

Coming soon - the home you've been waiting for! 4BR/2BA single level with a three-car garage in highly sought after Green Valley Lake. This lightly used and well-maintained home has impressive twelve foot ceilings in the living areas, fireplace with gas insert and new flooring throughout. Huge master bedroom with sitting area, master bath with dual vanities, separate tub & shower and large walk-in closet. Beautifully landscaped backyard with mature trees that create a serene place to relax and enjoy. HOA includes lake access, five-acre park with playground, tennis courts, two pools and clubhouse.

**Coming Soon \$549,900**

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## SOUTHBROOK SUBDIVISION

Single story home in the Southbrook area of Cordelia. 3BR/2BA with an inviting front patio, updated laminated flooring as well as updated bathroom tile floors. The kitchen has a center island along with a breakfast area. There is a family room with fireplace and living room/dining room combination. Inside laundry room. Stamped concrete back patio. Two-car garage. Recent updates include exterior paint and new attic insulation. Conveniently located near I-80, I-680 and Hwy 12 for easy commuting. Situated half-way between San Francisco & Sacramento and close to Napa and the wine country.

**\$485,000**



## GREAT COMMUTER HOME

Located in Cordelia Village, this 3BR/2BA, 1288 sf home offers access to excellent, sought after schools – Nelda Mundy Elementary, Green Valley Middle and Rodriguez High. Lots of separate living space with a family room as well as a living room that includes a nice bay window. The kitchen features an eat-in breakfast area. The property includes nicely landscaped front and back yards and solar. Walking distance to the high school, close to I-80, I-680 and Hwy 12 for easy commuting and near shopping & dining.

**\$485,000**

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## CORDELIA VILLAGE

Prepare to fall in love! Cozy single story, 3BR/2BA, 1408 sf home in Cordelia Village. Beautiful hardwood flooring and vaulted ceilings. Living room features a unique fireplace and skylights. Kitchen opens to dining area and glass paned double doors leading to a bonus room with slate flooring. Backyard with fruit trees, deck, hot tub and a large, long shed built for kayak storage. Newly painted inside and out. Extra-wide driveway for plenty of parking. Great neighborhood and great schools. Close to shopping and dining. Easy access to I-80 & I-680.

**\$465,500**



## GREAT INVESTMENT OPPORTUNITY

Originally, this charming property was the local grocery store. Converted years ago into a tri-plex, it has more recently been remodeled. This includes new carpeting & pads, fresh exterior and interior paint, new awnings over doors and front windows, new storm doors on main unit. There is a brand new 30-year roof along with new gutters, downspouts, gutter guards and a new garage door. A shared partially covered patio area is located in the back. Landscaping is low maintenance. List of improvements upon request. Perfect commuter location - close to I-80/680, Vallejo ferry, dining and shopping.

**\$435,000**

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*Whether a Buyer or a Seller, there is good reason clients rely on Country Estates Realtors® for their real estate needs – we get the job done. Country Estates, Inc. has been in the business of selling real estate for nearly 40 years, and we are good at what we do. These are a few of our listings that have recently sold.*



**3 MIDDLE ROAD**  
*Lafayette*  
**\$1,850,000**



**10 HIDDEN SPRINGS ROAD**  
*Napa*  
**\$1,700,000**



**822 BRIDLE RIDGE DRIVE**  
*Eastridge*  
**\$912,500**



**600 VIA DE BELLA**  
*Green Valley*  
**\$905,000**

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**1018 WESTCHESTER COURT**  
*Paradise Valley*  
**\$810,000**



**2727 PARK BLVD.**  
*Oakland*  
**\$750,000**



**5283 JACQUE BELL LANE**  
*Fairfield*  
**\$720,000**



**4406 GREEN VALLEY ROAD**  
*Green Valley*  
**\$665,000**



**719 SUNFLOWER STREET**  
*Vacaville*  
**\$626,000**



**2817 ROCKRIDGE DRIVE**  
*Solano Hills*  
**\$625,000**

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**835 GRIFFITH COURT**

*Dixon*

**\$570,000**



**105 VIA CABRERA LANE**

*Martinez*

**\$550,000**



**5168 FOWLER LANE**

*Fairfield*

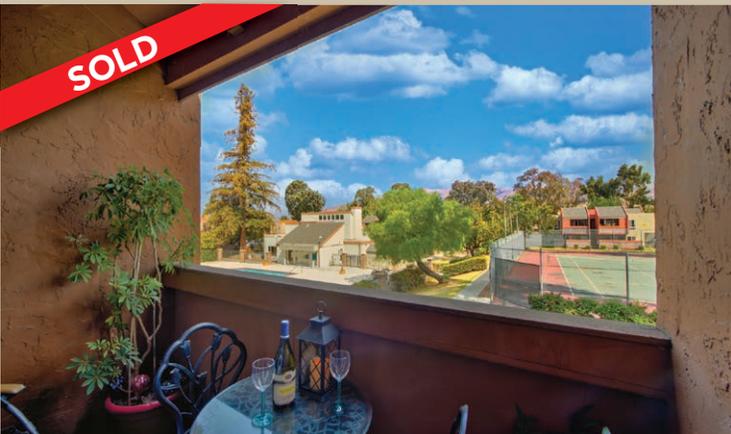
**\$519,000**



**160 JENNIFER LANE**

*Vacaville*

**\$515,000**



**416 DEMPSEY ROAD #217**

*Milpitas*

**\$448,000**



**421 WARFORD AVE.**

*Vallejo*

**\$396,500**

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## Megan's Holiday Appetizers

### GOAT CHEESE TERRINE with Pesto and Sun-Dried Tomatoes

11 ounces goat cheese, room temp

¼ C. heavy cream

Store bought pesto

Sun-dried tomatoes in oil,

Julienned or chopped

Olive oil

Fresh basil

Salt and pepper to taste

Toasted pine nuts

- Mix goat cheese, cream, salt and pepper until combined and mixture is smooth. Divide into thirds.
- In a separate bowl, criss-cross two pieces of plastic wrap long enough to cover the top of the bowl after terrine is complete.
- Add one portion of cheese mixture, press down with the back of a spoon for a smooth layer.
- Add enough pesto to cover the layer of cheese.
- Add a second layer of cheese mixture on top of the pesto.
- Add sun-dried tomatoes to cover the second layer of cheese.
- Lastly, add the third layer of goat cheese to cover the tomatoes.
- Cover with plastic wrap, press down so the top is smooth and flat.
- Refrigerate at least an hour or overnight.
- When ready to serve uncover the mold, place serving plate on top of bowl and flip over so the terrine is sitting on the plate. Peel away the plastic wrap and drizzle olive oil all over the top.
- To garnish, sprinkle with toasted pine nuts and add a nice healthy sprig of fresh basil on top. Serve with crusty bread or veggies.



### STUFFED MUSHROOMS

1 lb cremini mushrooms

4 strips of bacon, diced

2 or 3 green onions, finely chopped

8 ounces of cream cheese, room temp

Salt and pepper

2 garlic cloves, minced

3 or 4 Tbsp of melted butter

Italian parsley, chopped

- Preheat oven to 400°
- Clean mushrooms with a soft cloth. Break off stems from caps and finely chop.
- Cook bacon over medium heat until crisp. Remove from heat and set aside.
- Combine cream cheese, green onions, chopped mushroom stems, crispy bacon, salt and pepper in a bowl. Stir until well blended.
- Fill each mushroom cap with mixture, place filling side up on baking sheet.
- In a small bowl add minced garlic to the melted butter. Drizzle over each mushroom. \*If you really want to guild the lily, add a bit of grated Parmesan cheese first...just another layer of flavor.
- Bake about 15 minutes or so...you want the top a nice golden color and a little bubbly.
- Place on serving platter, sprinkle with chopped Italian parsley for color...and because it looks pretty.



**Megan Sullivan Mehlhope**  
**Realtor®**

I have a pretty big family...it's not unusual for our Holiday gatherings to have 25 people or more. We all love to cook and eat and over the years these two appetizers always find themselves at the top of the list. Have fun cooking and enjoy these nibbles from my table to yours:)

## THE BEAUTY OF PROP 19



The votes are in and the time is coming to reap the benefits of Prop 19. What exactly does this mean for homeowners and the great state of California? The qualified beneficiaries include the 55 and older population, disabled persons and those who have been displaced by natural disasters. For now, let's focus on the first group.

In this scenario, a young couple bought a home 30 years ago, raised their family and eventually settled in as empty nesters. It's a good home with lots of memories – and low taxes. But now with only two people in the house, the space, upkeep, and maintenance are overwhelming. It's time to downsize.

Currently, if a person is 55 or older, it is possible to buy a new home of equal or lesser value and preserve the tax base. Unfortunately, this only applies to properties in the same or a few reciprocal counties. Additionally, the tax base transfer can only be used one time. Given those parameters coupled with the rising cost of housing, it didn't always make economic sense to move. Especially for people living on a fixed income.

With the passing of Prop 19 this November, the outlook of possibilities for the over 55 population is vast. Now equipped with the ability to transfer their lower tax base to any county in the state of California – not once but up to three times-older Californians will finally have the property tax freedom they have longed for.

With many appealing places to live as well as a multitude of reasons to move – whether it is downsizing, desire to be close to family, a different climate or simply a new chapter in a new place – it's a great time to consider your options. Furthermore, younger generations will find themselves benefitting as well. The newfound flexibility will expand inventory, yielding greater opportunity for young professionals, first-time home buyers, or those who have been unable to compete in the competitive California housing market due to compressed inventory.

How will this affect California's tax revenue? Even though many will be taking their lower tax base with them, new and younger buyers will be taxed at the standard rate, thus balancing the equation. On top of that, 75% of the tax revenue will be allocated for firefighting, which is desperately needed in California following the worst fire season in state history, while 15% is to be placed into a fund reimbursing counties for revenue lost as a result of the amendment.

*Now – where would you like to live?*




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