



1906 OAKLEY LANE | WHEATLAND CA



PREPARED BY: MARGUERITE CRESPILO

REALTY FIRST | CalBRE# 01173529

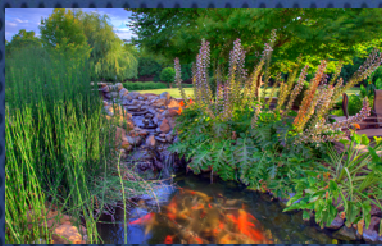
DIRECT MARKETING

- ☐ PROFESSIONAL PHOTOGRAPHY
- ☐ REAL ESTATE SIGN
- ☐ CUSTOM BROCHURE



PROFESSIONAL PHOTOGRAPHY

25 (MIN) PHOTOS – SHOT IN HIGH DYNAMIC RANGE



CUSTOM PROPERTY BROCHURE



**REALTY
FIRST**
Putting Your Needs First!



Marguerite Crespillo

Real Estate Advisor | CalBRE# 01173529

3000 Indian Oaks Drive, Lincoln CA 95648

www.YourHomeSoldFast.com

sold@realty1st.com

Phone: (916) 625.6112



REALTY FIRST CA BUREAU OF REAL ESTATE BROKER, CALBRE# 00791834



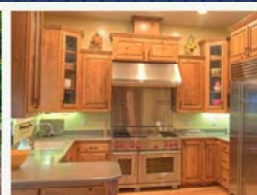
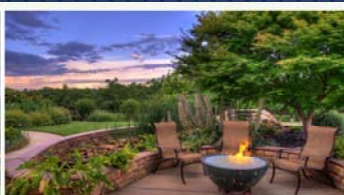
**1906 OAKLEY LANE
WHEATLAND CA 95692**

www.YourHomeSoldFast.com/1906Oakley



Take a Virtual Tour of this
Beautiful Home!

Simply Scan this QR Code with
Your Smart Phone Reader.



ONE OF A KIND home in Wheatland!

Tranquil and peaceful is an understatement as it backs to acres & acres of Walnut orchards! Over 5 Acres of beautiful land that has been meticulously landscaped with Koi Pond and waterfall and a putting green for golf enthusiasts! Unique Fire Feature. Huge Patio with ceiling fans and lights next to the outdoor kitchen! Built in Pool with Pool house with heated shower and we haven't even started on the house! Come See it!



Luxury living in a Country setting!

Talk about "having it all" this home checks off all the boxes! Tap into your inner chef cooking in this amazing gourmet kitchen with Stainless Steel Wolf 4 Burner, Catalytic BBQ Grill/Hood and Subzero Fridge. Retreat to the spacious family room with built in entertainment center and stay warm firing up the gas stove. Enjoy peaceful nights in your Master Suite with 2 walk-in closets, jetted soaking tub or walk right out to the hot tub! It's all here, all that's missing is you!

- 4 Bedrooms
- 4 Bathrooms
- 3209 SqFt
- 5 Acre Lot
- Pool House
- Outdoor Kitchen
- Koi Pond
- Putting Green
- Custom Fire Pit
- Pool/Spa

ONLINE MARKETING

- ☐ MLS
- ☐ ZILLOW
- ☐ TRULIA
- ☐ HOMES.COM
- ☐ SOCIAL MEDIA
 - ☐ Facebook
 - ☐ Twitter
 - ☐ LinkedIn
- ☐ ADDITIONAL SYNDICATION SITES


MLS

(Multiple Listing Service)

Agent One Page Report - Residential

Listings as of 06/11/2015 at 9:44AM

Page: 1

ST Active 06/09/15	MLS#: 15037650 01RYFS	Service Level: E	Cross Street: WHEATLAND ROAD	Map:	Listing Price: \$750,000	VRP: N
				LO: Realty First LO Ph: 916-784-7653 LA: Marguerite Crespillo LA Prim Ph: 916-580-0808 LA Sec Ph: 916-580-0808 LA Fax: 916-209-8672 LA Email: sold@realty1st.com CoLO: CoLO Ph: CoLA: CoLA Prim Ph: CoLA Sec Ph: CoLA Fax: CoLA Email:		
Additional Pictures (25) Map				Comm to Sell Ofc: 2.5% Comm Type: Percentage of Sale Var/Dual Rate Comm: No Type Listing: Exclusive Right Listing Date: 06/09/15 On Market Date: 06/10/15 Original Price: \$750,000 Selling Price: Notice of Default: REO: No REO Post: ExFin: Treat as Clear Terms: Submit		
				DOM: 1 CDOM: 1 Entry Date: 06/11/15 Exp Date: 11/09/15 Pend Date: Short Sale: HUD No: Auction No:		

Beds (Possible): 4 Baths (FH): 4 (4 0) SqFt Pri Res (Apprx): 3209 Assessor/Agt-Fill SqFt 2nd Res (Apprx): Price/SqFt \$233.72 Year Built: 2003 Remodeled/Updtd: No Acres: 5.0000 Lot SqFt (Apprx): 217800 Lot Dim: Pool (Location): Yes (On Lot) Pool Type: Built-In, Gunite Construction	Downstairs Bdrn: Yes Downstairs Full Bath: Yes Area: 12408 County: Yuba APN: 015-140-075 Zoning: AE-40 Map Sec: Census Tract: Apprx Elevation: Subdivision: Builder: Model: Const Est Start: Const Est End: Stories: 2 Faces:	Possession: Recording Subtype: 1 House on Lot Subtype Desc: Detached Style: Colonial CC&Rs: No Bonds/Asmts/Taxes: Unknown B/A/T Desc: HOA: No HOA Dues Include: Priv Assn Amen: Disc/Reports:
# Garage: 4 Spaces: Garage: 2 Car Attached, 2 Car Detached, Garage Door Opener, Guest Parking Avail, RV RecParking: Boat Storage, RV Access, RV Storage	# Carport: Spaces: School County: Yuba EL: Wheatland JR: Wheatland SR: Wheatland Union	Occupant Name: Occupant Phone: Show: Call Listing Agent Gate Code: Tenant: No Current Rent:
Heat: Central Air: Central Rooms: Master Suite Baths: Double Sinks, Shower Stall(s), Tile, Tub Jetted Mast Bed: Ground Floor Mast Bath: Closet Walk-In, Double Sinks, Shower Stall(s), Tub Jetted, Wind Laundry: 220 Volt Hook-Up, Inside Room Dining: Formal Area, Space in Kitchen Kitchen: Counter Granite, Island w/Sink, Kitchen/Family Combo, Pantry Clo Applnces: Compactor, Cook Top Gas, Dishwasher, Disposal, Ice Maker Plu Fireplc: 1, Family Room Energy: Ceiling Fan(s), Dual Pane Full Floor: Carpet, Tile, Wood Disabty: Security: Fire Alarm, Security Sys Leased, Security Sys Prewired, Smoke Det Equipmnt: Audio/Video Prewired, Central Vacuum, Central Vac Plmd, Wate MBR: BR2: BR3: BR4: LR: FR: KIT: DR:	Site Loca: Other-Rmks Site Desc: Level, Trees Many, View Local, View Special Feat Misc: Fire Pit, Outdoor Kitchen, Patio Covered, Spa/Hot Tub Persona Landscp: Sprinkler Auto F&R Roof: Comp Shingle Cnstrct: Frame, Wood Exterior: Wood Foundatn: Concrete Slab Road: Paved Improvmt: None Water: Irrigat Connected, Well Domestic Sewer: Septic System Utility: 220 Volts, All Public, Natural Gas Oth Strc: Outbuilding, Second Garage, Tool Shed, Workshop Building Restrict: Horse Prp: Yes Horse Amn: Pasture, Pasture Irrigated, Trailer Storage	

Confidential Agent Remarks: ALL SHOWINGS CALL LISTING AGENT: MARGUERITE 916.996.3777 - SUBMIT ALL OFFERS TO SOLD@REALTY1ST.COM

Property Description: I could go on for days about all the features of this ONE OF A KIND home! Tranquil and peaceful is an understatement as it backs to acres and acres of Walnut orchards! Over 5 Acres of beautiful land that has been meticulously landscaped with Koi Pond and waterfall and a putting green for golf enthusiasts! Unique Fire Feature. Huge Patio with ceiling fans and lights next to the outdoor kitchen! Built in Pool with Pool house with heated shower and we haven't even started on the house! Come See it!

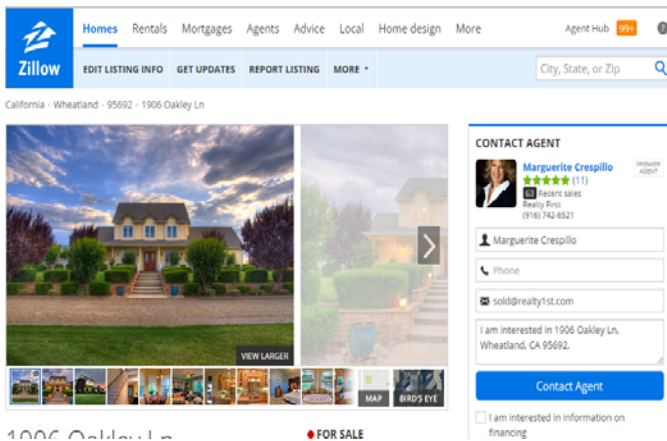
Directions to Property: From Roseville head North on 65 towards Wheatland. Left on 1st Street. Continue onto Wheatland Road. Turn right on Oakley. House on left in .5 miles.

LISTING SYNDICATION TO PARTICIPATING SITES

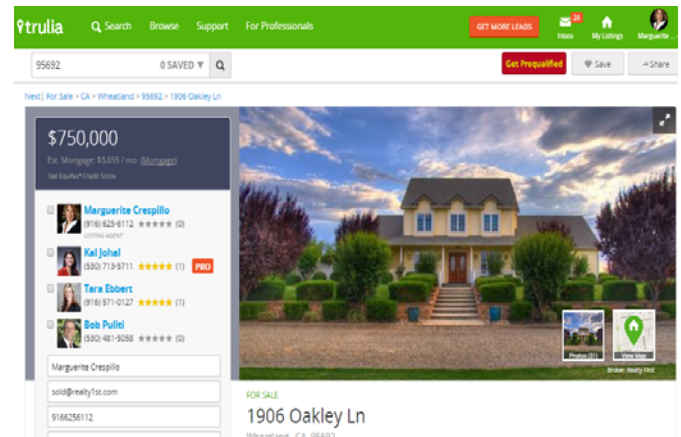


REPORTING

Direct Links To Major Marketing Sites



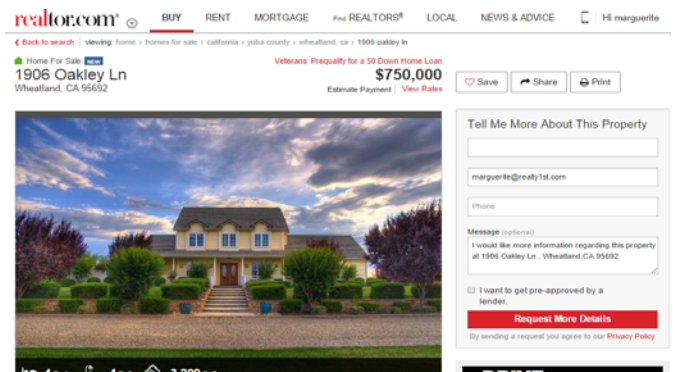
[Zillow.com](https://www.zillow.com)



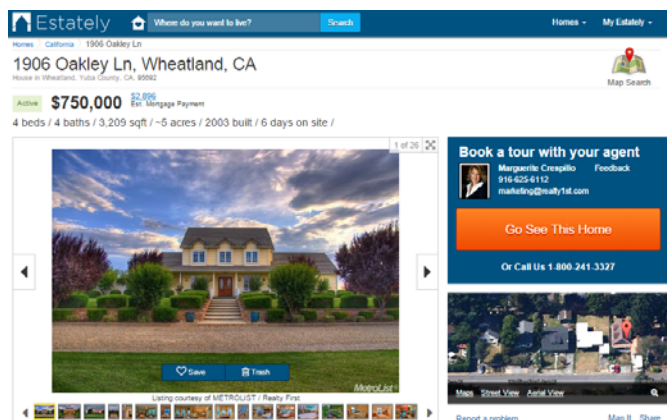
[Trulia.com](https://www.trulia.com)



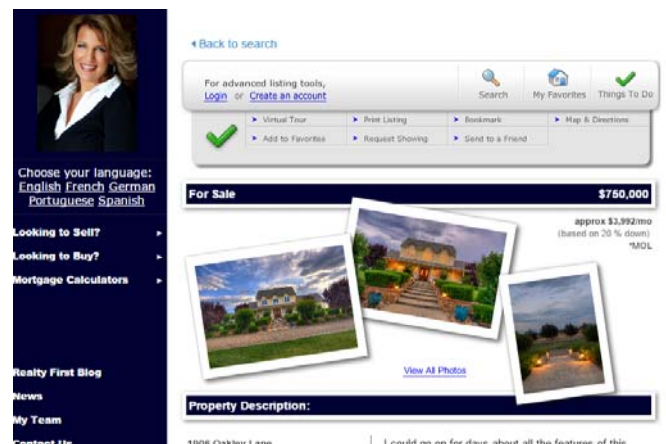
[Movoto.com](https://www.movoto.com)



[REALTOR.com](https://www.realtor.com)



[EstateLy.com](https://www.estately.com)

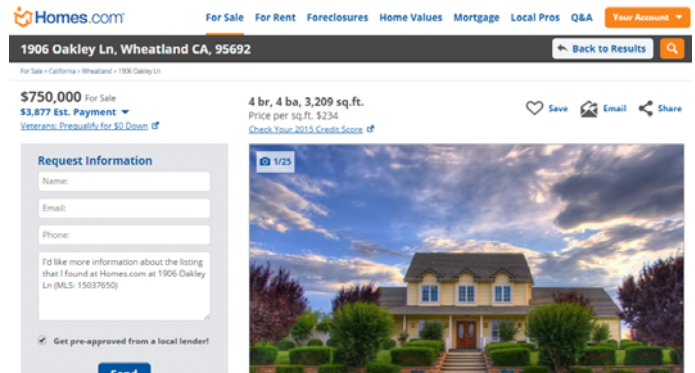


[YourHomeSoldFast.com](https://www.yourhomesoldfast.com)

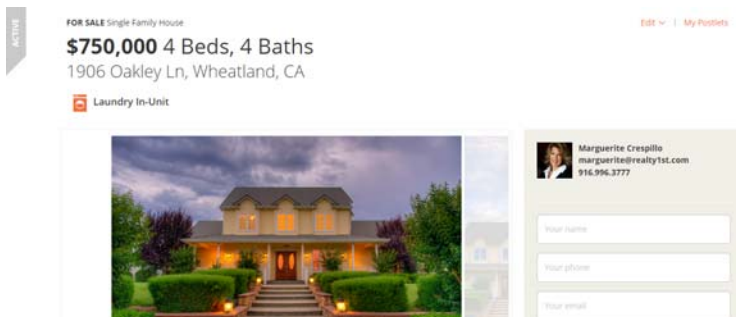
Direct Links To Major Marketing Sites



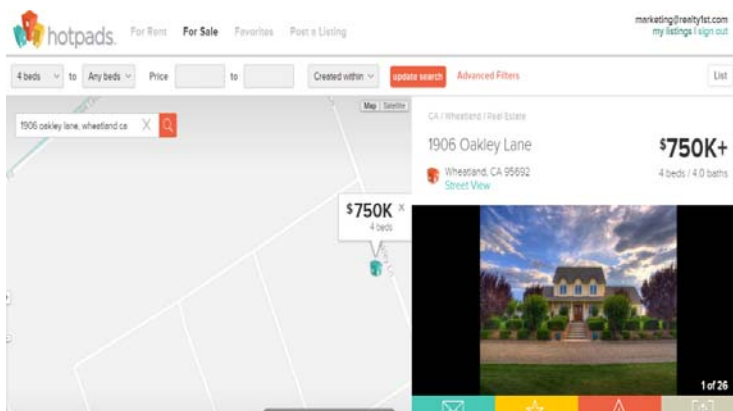
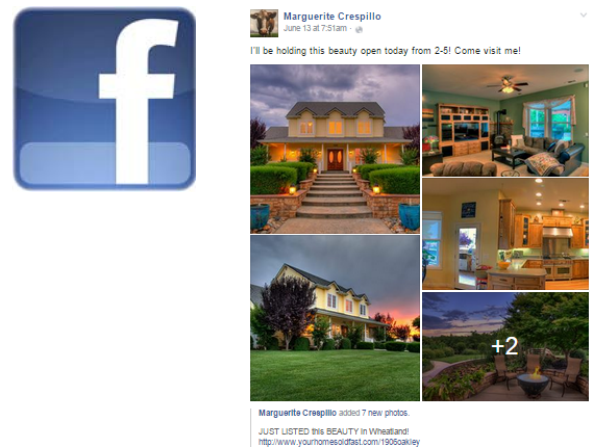
MetrolistPro.com



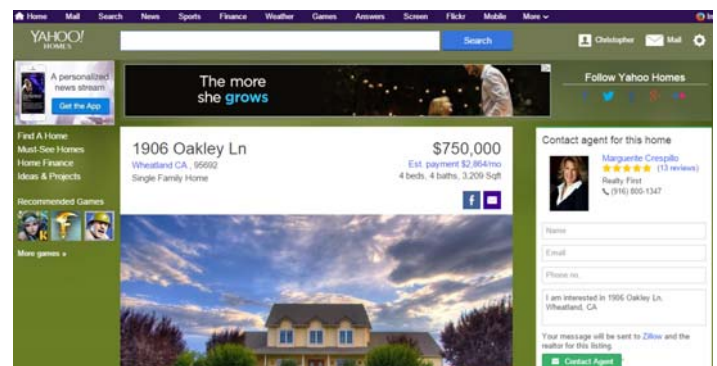
Homes.com



Postlets.com



HotPads.com



YahooHomes.com

VIRTUAL TOUR **You**Tube



<https://www.youtube.com/watch?v=MnzZ-7HO-Oc>

ZILLOW/TRULIA REPORTS

Listing Report

Listing Report for sold@realty1st.com for 06/16/2015 on the Yahoo!-Zillow Real Estate Network

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1906 Oakley Ln, Wheatland, CA 95692

▲ For Sale: **\$750,000**

4 beds | 4 baths | 3,209 sqft

MLS #: 15037650

■ [Add home description](#)

Performance Metrics

	7 days	30 days	Total
Home Details Page Views	205	205	205
Search Result Views	4,914	4,914	4,914



Prepared by
Marguerite Crespillo

ph: 9166256112
sold@realty1st.com

[Recommend your agent](#)

Listing performance on Trulia

1906 Oakley Ln, Wheatland CA

\$750,000 4 br 4 ba 3,209 sqft

[View this listing on Trulia](#)

	Week ending 6/13/15	Total
Results views Number of times your property was viewed on the results page on trulia.com	110	200
Details views Number of times your property was viewed on the property details page on trulia.com	89	198

MARKETING TASKS

MARKETING TASK	COMPLETION DATE
SIGN POST/PANEL INSTALLED	6/5/15
LOCKBOXES INSTALLED ON PROPERTY	6/5/15
MARKTING PHOTOS	6/8/15
ACTIVE – MLS (SAC)	6/9/15
ACTIVE – MLS (SUTTER/YUBA)	6/9/15
VIRTUAL TOUR ADDED TO MLS	6/9/15
VIRTUAL TOUR ADDED TO YOUTUBE	6/9/15
50 COLOR BROCHURES INTALLED	6/9/15
ADDED TO PERSONAL WEBSITE	6/9/15
POSTED ON FACEBOOK PAGES	6/9/15
POSTED ON TWITTER PAGE	6/9/15
POSTED ON INSTAGRAM PAGE	6/9/15
CREATED POSTLETS AD	6/9/15
ADDED TO ZILLOW	6/9/15
ADDED TO TRULIA	6/9/15
OPEN HOUSE POSTED ONLINE SITES	6/9/15
OPEN HOUSE ADDED TO MLS	6/9/15
OPEN HOUSE POSTED ON FACEBOOK	6/11/15
OPEN HOUSE	6/13/15
VIRTUAL TOUR POSTED ON FACEBOOK	6/15/15
BROKER TOUR	6/16/15
POSTLET AD RENEWED	6/20/15

OPEN HOUSE

AMOUNT OF FOOT TRAFFIC & FEEDBACK

SATURDAY

JUNE 13TH 2015

3 Vistors

Feedback:

Beautiful house, living space was small, priced high

SUNDAY

JUNE 14TH 2015

6 Vistors

Feedback:

Beautiful property. Interested in making an offer.

BROKER TOUR FEEDBACK

AMOUNT OF FOOT TRAFFIC & FEEDBACK

Lincoln Tour Estimate of Value

Address 1906 Oakley Ln
 Agent _____
 Listed Price _____ Sq Ft 695000
 Suggested Sales Price _____

Explanation of Rating

1. Affects value in a very negative way.
2. Affects value in a negative way.
3. No real affect on value.
4. Affects value in a positive way.
5. Should bring top dollar Plus.

Rating:	Poor			Excellent	
Curb Appeal:	1	2	3	4	5
Carpet / Tile:	1	2	3	4	5
Kitchen:	1	2	3	4	5
Bath(s):	1	2	3	4	5
Landscape:	1	2	3	4	5
General Condition:	1	2	3	4	5
Property Shows:	1	2	3	4	5

Comments: Outside Beautiful
Lane driveway Kitchen a little
small

Lincoln Tour Estimate of Value

Address 1906 Oakley Lane
 Agent _____
 Listed Price 750,000 Sq Ft 3209
 Suggested Sales Price _____

Explanation of Rating

1. Affects value in a very negative way.
2. Affects value in a negative way.
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4. Affects value in a positive way.
5. Should bring top dollar Plus.

Rating:	Poor			Excellent	
Curb Appeal:	1	2	3	4	5
Carpet / Tile:	1	2	3	4	5
Kitchen:	1	2	3	4	5
Bath(s):	1	2	3	4	5
Landscape:	1	2	3	4	5
General Condition:	1	2	3	4	5
Property Shows:	1	2	3	4	5

Comments: Beautiful

Lincoln Tour Estimate of Value

Address 1906 Oakley Lane, Wheatland
 Agent Marguerite Crespo
 Listed Price 750,000 Sq Ft 3209
 Suggested Sales Price _____

Explanation of Rating

1. Affects value in a very negative way.
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Kitchen:	1	2	3	4	5
Bath(s):	1	2	3	4	5
Landscape:	1	2	3	4	5
General Condition:	1	2	3	4	5
Property Shows:	1	2	3	4	5

Comments: Beautiful property

Lincoln Tour Estimate of Value

Address 1906 Oakley Lane, Wheatland
 Agent Marguerite Crespo
 Listed Price 750,000 Sq Ft 3209
 Suggested Sales Price _____

Explanation of Rating

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Kitchen:	1	2	3	4	5
Bath(s):	1	2	3	4	5
Landscape:	1	2	3	4	5
General Condition:	1	2	3	4	5
Property Shows:	1	2	3	4	5

Comments: Too High, hard to
Price, Small living
space

BROKER TOUR FEEDBACK

AMOUNT OF FOOT TRAFFIC & FEEDBACK

Lincoln Tour Estimate of Value

Address 1906 Oakley Lane
 Agent _____
 Listed Price 750,000 Sq Ft 3209
 Suggested Sales Price _____

Explanation of Rating

1. Affects value in a very negative way.
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Rating:	Poor			Excellent		
Curb Appeal:	1	2	3	4	5	
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Kitchen:	1	2	3	4	5	
Bath(s):	1	2	3	4	5	
Landscape:	1	2	3	4	5	
General Condition:	1	2	3	4	5	
Property Shows:	1	2	3	4	5	

Comments: _____

Lincoln Tour Estimate of Value

Address 1906 Oakley Lane
 Agent Mary White Cuspi
 Listed Price 750 Sq Ft _____
 Suggested Sales Price 1650

Explanation of Rating

1. Affects value in a very negative way.
2. Affects value in a negative way.
3. No real affect on value.
4. Affects value in a positive way.
5. Should bring top dollar Plus.

Rating:	Poor			Excellent		
Curb Appeal:	1	2	3	4	5	
Carpet / Tile:	1	2	3	4	5	
Kitchen:	1	2	3	4	5	
Bath(s):	1	2	3	4	5	
Landscape:	1	2	3	4	5	
General Condition:	1	2	3	4	5	
Property Shows:	1	2	3	4	5	

Comments: Upstairs is just
OKay beautiful outside

Lincoln Tour Estimate of Value

Address 1906 Oakley
 Agent _____
 Listed Price 750,000 Sq Ft 3209
 Suggested Sales Price _____

Explanation of Rating

1. Affects value in a very negative way.
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Bath(s):	1	2	3	4	5	
Landscape:	1	2	3	4	5	
General Condition:	1	2	3	4	5	
Property Shows:	1	2	3	4	5	

Comments: _____

Lincoln Tour Estimate of Value

Address 1906 Oakley Lane
 Agent _____
 Listed Price 750,000 Sq Ft 3209
 Suggested Sales Price _____

Explanation of Rating

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Landscape:	1	2	3	4	5	
General Condition:	1	2	3	4	5	
Property Shows:	1	2	3	4	5	

Comments: _____

BROKER TOUR FEEDBACK

AMOUNT OF FOOT TRAFFIC & FEEDBACK

Lincoln Tour Estimate of Value

Address 1506 Oakley
 Agent Kevin McDonald
 Listed Price 750,000 Sq Ft 3209
 Suggested Sales Price 750k.

Explanation of Rating

1. Affects value in a very negative way.
2. Affects value in a negative way.
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5. Should bring top dollar Plus.

Rating:	Poor			Excellent	
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Kitchen:	1	2	3	4	5
Bath(s):	1	2	3	4	5
Landscape:	1	2	3	4	5
General Condition:	1	2	3	4	5
Property Shows:	1	2	3	4	5

Comments: Amazing back yard
+ Lot.

Lincoln Tour Estimate of Value

Address Janet Howard
 Agent Janet Howard
 Listed Price Sq Ft
 Suggested Sales Price Good price

Explanation of Rating

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Rating:	Poor			Excellent	
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Property Shows:	1	2	3	4	5

Comments: _____

Lincoln Tour Estimate of Value

Address _____
 Agent _____
 Listed Price _____ Sq Ft _____
 Suggested Sales Price _____

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Landscape:	1	2	3	4	5
General Condition:	1	2	3	4	5
Property Shows:	1	2	3	4	5

Comments: Very nice
Listing

SHOWING REPORT

REPORT OF ALL SHOWINGS

Listing Details

MLS#: 15037650
Address: 1906 Oakley Ln
Wheatland CA 95692

KeyBox Serial#: 31860937
Assigned By: Marguerite Crespillo - 01RYFS
Agent: Marguerite Crespillo - 902253

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SupraWEB](#)
[Print Page](#)

Date	Key Serial	Keyholder	Keyholder Phone	Office	Office Phone
6/17/2015 10:31:00 AM	5394815	Marguerite Crespillo	(916) 580-0808	Realty First	(916) 784-7653
6/14/2015 4:01:00 PM	5284381	Gary Coats	(916) 730-2961	SunCal Real Estate Group	(916) 786-2252
6/13/2015 4:58:00 PM	5394815	Marguerite Crespillo	(916) 580-0808	Realty First	(916) 784-7653

Total Transactions: 3

[▲ Back to Top](#)

TOTAL SHOWINGS	1
MLS AGENT VIEWS	38
MLS CLIENT VIEWS	2



Marguerite Crespillo
CaIBRE# 01173529



REALTY FIRST

3500 DOUGLAS BLVD SUITE 220
LINCOLN CA 95648

PHONE: 916-996-3777

sold@realty1st.com

www.YourHomeSoldFast.com