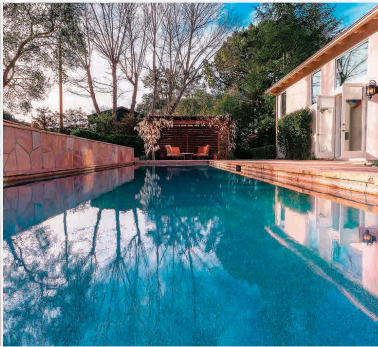




*Thistlebery
at Sherwood*

158 UPPER LAKE ROAD



158UPPERLAKEROAD.COM

4240 square feet, 4 bedrooms, 4 baths, Tri-level hillside Mediterranean architecture surrounded by the natural beauty of Lake Sherwood. Just a short stroll away from the lake, community docks & Maid Marion Park. The quiet locale, quaint character of this charming private neighborhood & modern interior elegance truly make this property a 'once in a lifetime' opportunity.

(features & amenities on back)



MONICA GRISOLIA
BRES # 01500133

LORIE ALAIMO
BRES # 01501191

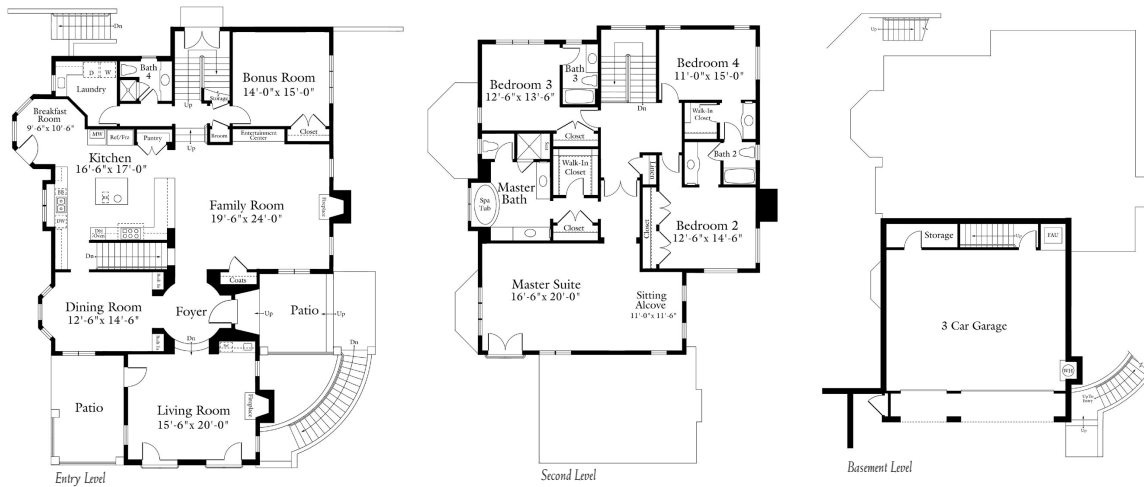
805.373.5992

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Obtain the Property Report required by Federal law and read it before signing anything. No Federal agency has judged the merits or value, if any, of this property. Nothing contained herein shall be construed as an offer to sell or a solicitation to buy in any state where prior registration is required. Availability of certain amenities is not assured, and may require a separate agreement and payment of additional fees. In the constant endeavor to maintain the quality of the Sherwood community, the developer reserves the right to modify maps, floor plans, exteriors, specifications, features, and product types without notice or obligation. Any models shown do not reflect a racial preference. If you have any questions regarding the Sherwood community, please contact the sales office of Sherwood Valley Realty, Inc. (License No. 01509113) at (805) 373-5992.

158 Upper Lake Road

floorplan & amenities



CUSTOM-QUALITY INTERIOR FEATURES

- Woodburning custom-stained and glazed alder mantle and granite slab surround & hearth in family room
- Custom-stained & glazed alder mantle & granite slab surround & hearth in living room
- Flooring includes 3/4" solid oak plank hardwood, marble, limestone, ceramic tile & carpet
- Custom-stained & glazed alder wood cabinetry throughout
- Dining room features bay window & built-in, custom-stained & glazed alder wood cabinetry with granite slab countertops
- Living room has French doors & access to large patio
- Wet bar in living room features custom-stained & glazed alder wood cabinetry, granite slab countertop with backsplash, & 24" Marvel™ stainless steel refrigerator/freezer
- Custom-stained & glazed alder wood built-in entertainment center in family room
- Designer-selected light fixtures throughout
- Precast entry has arched, stain-grade, solid-core front door with Baldwin™ rustic finish hardware
- Separate laundry room with ceramic tile counters, sink, washer & dryer hookups, & ample storage

LUXURIOUS MASTER SUITE, BEDROOMS, AND BATHS

- Master suite includes vestibule, sitting alcove, elegant master bath, & ample closets, including a walk-in closet
- Prewired for ceiling fans in all bedrooms
- Master bath features separate his & her vanities, 6' Jacuzzi™ spa tub
- Marble slab vanity tops, shower, & tub surround with marble tile floor in master bath
- Ceramic tile vanity tops, showers, tub surrounds, & floors in all secondary baths
- Satin nickel hardware & bath accessories in all baths

CONVENIENCE-FILLED KITCHEN

- Stainless steel appliances include Thermador™ five-burner cooktop with canopy hood, Thermador™ double oven with upper convection oven, KitchenAid™ dishwasher, & G.E. Profile™ built-in microwave
- Wood-paneled 48" Sub-Zero™ side-by-side refrigerator/freezer
- Granite slab countertop & decorative stone backsplash
- Custom-stained & glazed alder wood cabinetry featuring beveled glass upper display cabinetry adjacent to dining room
- Kitchen prep island with vegetable sink
- Octagonal-shaped breakfast room with French door
- Two compartmentalized recycle bins

SPECIAL INTERIOR & EXTERIOR FEATURES

- Built-in central vacuum system & attachments
- Sierra Pacific™ metal clad, dual-glazed wood windows throughout
- Five pairs of speakers & five volume controls installed in living room, family room, dining room, kitchen, & master suite
- TV pre-wired to all bedrooms, kitchen, & family room.
- Structured wiring for future phone system, satellite system & computer network
- Conduit installed in key locations for future technologies
- Zoned heating & air conditioning systems
- Recirculating hot water system with 100-gallon capacity high-recovery water heater
- Complete computerized security system with intrusion sensors on all exterior openings, 3 control panels, external & internal audio alarm
- Automatic fire sprinkler system & fire sensors
- Three-car garage with panel roll-up doors, electronic openers, & storage room
- Custom-designed stucco exterior with arched windows & designer-selected color palette, & stone, precast, & wrought iron detailing
- Concrete tile roof with gutters & downspouts

The use of the Sherwood Country Club and/or the Sherwood Lake Club by a buyer is not guaranteed and no representation or warranty is made regarding the availability of memberships in the Clubs or whether buyer will qualify for such membership. The Sherwood Country Club is a separate entity and not owned by the developer. The Sherwood Lake Club is a separate country club that is not affiliated with Sherwood Country Club. Purchase of a home does not include membership in Sherwood Country Club or Sherwood Lake Club or any right to use private club facilities. Please contact Sherwood Country Club directly for information on Sherwood Country Club.