



1208 North Lower Sacramento Road, Lodi, CA
Near Lodi Lake on the way to Woodbridge



One of five executive homes in the unique Woodlake Meadow subdivision.

This luxurious 4-bedroom 2-bath home is approximately 2268 square feet of custom quality from the traditional architecture, old world stone and front porch to the dropped ceilings, crown moldings, entertainment center, recessed lighting and stone fireplace. A gourmet kitchen with stainless steel appliances, granite covered island and alder wood cabinets containing chef pleasing pullouts and shelving, will make dining in a special experience every night. Views of your professionally landscaped yard from inside or out will bring tranquility and enjoyment to you and your guests. Built to the highest standards by Fletcher Development, this home will prove a worthy investment for years to come.



Gourmet Kitchen Island with SS Sink



Dropped Ceilings, Crown Molding and Arches

FEATURES AND SPECIFICATIONS

EXTERIOR:

- ❖ *Durable 3-coat colored Stucco Finish*
- ❖ *Cluster Stone Accents*
- ❖ *Long-Life Monier Cement Tile Roof*
- ❖ *Complete Rain Gutter System*
- ❖ *Energy Efficient Dual-Pane Vinyl Windows*
- ❖ *Windowed Rollup Garage Door with Automatic Opener*
- ❖ *Professionally Landscaped Yards*
- ❖ *Artistic Concrete Walkways*
- ❖ *Traditional Covered Front Porch with Privacy Railing*
- ❖ *Fully Fenced Yards with Pedestrian Gates*
- ❖ *Automated Sprinkler System*
- ❖ *Weather Resistant Paneled Fiberglass Front Door with high-quality Hardware*

INTERIOR:

- ❖ *9' & 10' Ceilings with 6" Crown Molding Trim*
- ❖ *Paneled Doors Throughout with High Quality Hardware and Oversized Trim*
- ❖ *Ceramic Titled Entry and Kitchen Floors*
- ❖ *Recessed Entertainment Center*
- ❖ *Extensive Recessed Lighting Throughout*
- ❖ *Traditional Windows in the Living Room*
- ❖ *Private Office with Glass Paneled French Door Entry and Pocket Door Exit to Hallway*
- ❖ *Gourmet Kitchen Cabinets with Special Pull Outs, Shelving and Glass Front Doors*
- ❖ *Granite Kitchen Countertops with Travertine tiled Backsplash*
- ❖ *Stainless Steel Sink and Upgraded Faucets, Sprayer and Soap Dispenser*
- ❖ *Stainless Steel "Air Switch" for the Garbage Disposal*
- ❖ *Stainless Steel Oven, and Dishwasher*
- ❖ *5-Burner Stainless Steel Cooktop*
- ❖ *Granite Covered Island with Stainless Steel Sink*
- ❖ *Ceramic Tiled Bathrooms*
- ❖ *Carpet in All Rooms except Kitchen, Baths, Laundry and Entry*
- ❖ *Large Indoor Laundry Room with Wash Sink and Stained Wooden Cabinets*
- ❖ *Large Great Room with Beautiful Cultured Stone Fireplace*
- ❖ *Jacuzzi Tub and Oversized Tiled Shower with Full Glass Enclosure in Master Bedroom*
- ❖ *Double Sinks in Both Bathrooms*
- ❖ *Separate Toilet Room in the Master Bath*
- ❖ *Generous Walk-In Closet in the Master Bedroom*
- ❖ *Dropped Ceiling Feature with Crown Molding in Master Bedroom, Living Room and Dining Room*
- ❖ *Upgraded Chandeliers*
- ❖ *Extensive Storage Areas and Closets Throughout*
- ❖ *Central Vacuum System*
- ❖ *Security Alarm*
- ❖ *Fully Finished Oversized 2-Car Garage*
- ❖ *Oversized Baseboard Trim Throughout*

DEVELOPER:



BUILDER:

FLETCHER
ORGANIZATION INC.

FOR ADDITIONAL INFORMATION CONTACT: MITCH FLETCHER 209-333-1829

The Developer and Builder have made their best efforts to present accurate information; however, price, features and specifications are subject to change. The final purchase shall be subject to additional disclosures and agreements to be approved by all parties prior to closing.