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THE OUT-OF-STATE BUYER'S CENTRAL VALLEY BRIEF

MOVING TO CALIFORNIA? CHOOSE MORE THAN YOUR ADDRESS.

Golf. Lake days. Room to entertain.

Discover the Central Valley as your home base for the California life you have in mind.

Picture golf and country clubs, wine tasting, dining, art, and museums. Explore fishing, boating, and hiking across the Central Valley and neighboring foothills, with lakes and rivers to enjoy. Larger cities and national parks add possibilities for planned outings. The opportunity is choosing a home around the life you want to live.

01 START WITH YOUR TOP THREE.

Choose three lifestyle priorities. Make them specific: weekly golf, time on the water, cultural activities, privacy, or space for guests.

Separate everyday life from occasional outings. Decide what you want close and what you are happy to travel for. Check actual routes from each property; convenience varies by location, traffic, and season.

02 MATCH THE HOME TO YOUR LIFE.

For boating, check storage rules and launch access. For golf, investigate membership separately. For entertaining, assess layout, parking, and usable outdoor space.

Budget for ownership. Compare taxes, insurance, utilities, HOA charges, maintenance, and improvements. Consider what pools, landscaping, or acreage would require of your time and budget.



LET'S NARROW THE SEARCH AROUND YOUR LIFE.

I'm Antonio Topete Díaz, a real estate agent, licensed contractor, and author of Real Estate with a Contractor's Eye. My contractor perspective helps frame questions about condition, workmanship, and renovation scope alongside independent inspections.
Let's discuss your priorities, budget, and timing—and focus your community and home search before you plan California visits.

REQUEST MY RELOCATION CONSULTATION

Scan or tap to request your consultation.

KEEP THIS CHECKLIST FOR YOUR HOME SEARCH

Wherever you decide to buy—and whichever agent you choose—keep these five questions handy when a home has a history of leaks or water-damage repairs.

- ☐ What caused the problem?
- ☐ What work corrected the cause?
- ☐ Were affected materials evaluated and repaired as needed?
- ☐ What photographs, invoices, or reports document the work?
- ☐ What remains uncertain or needs further evaluation?

A fresh finish does not tell the whole repair story. A repair history alone does not rule out a home; unanswered questions deserve appropriate investigation.

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