



BUYING A HOME IN Discovery Bay

Everything You Should Know




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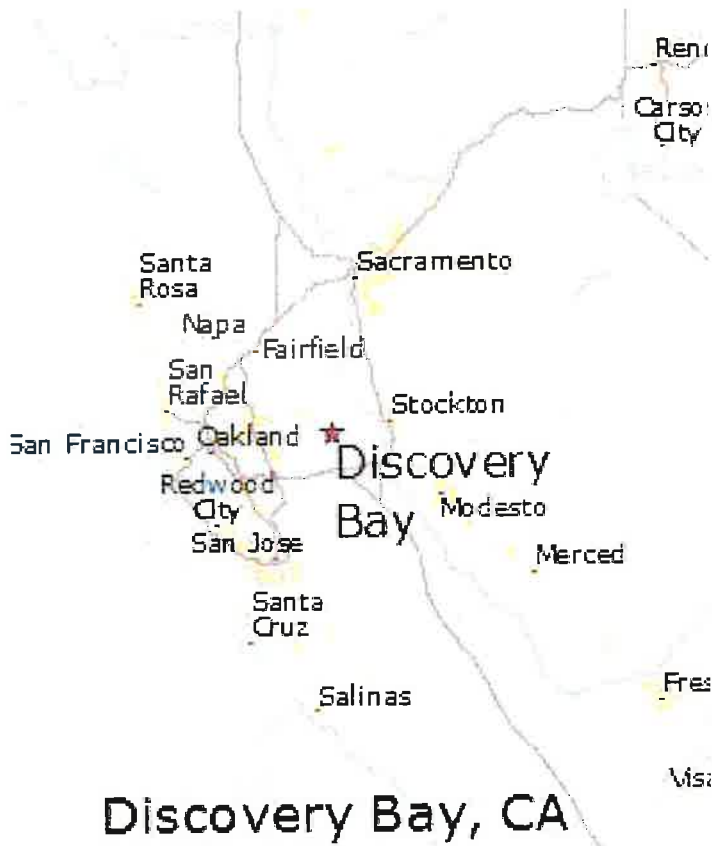
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DISCOVERY BAY *Statistics and Facts*



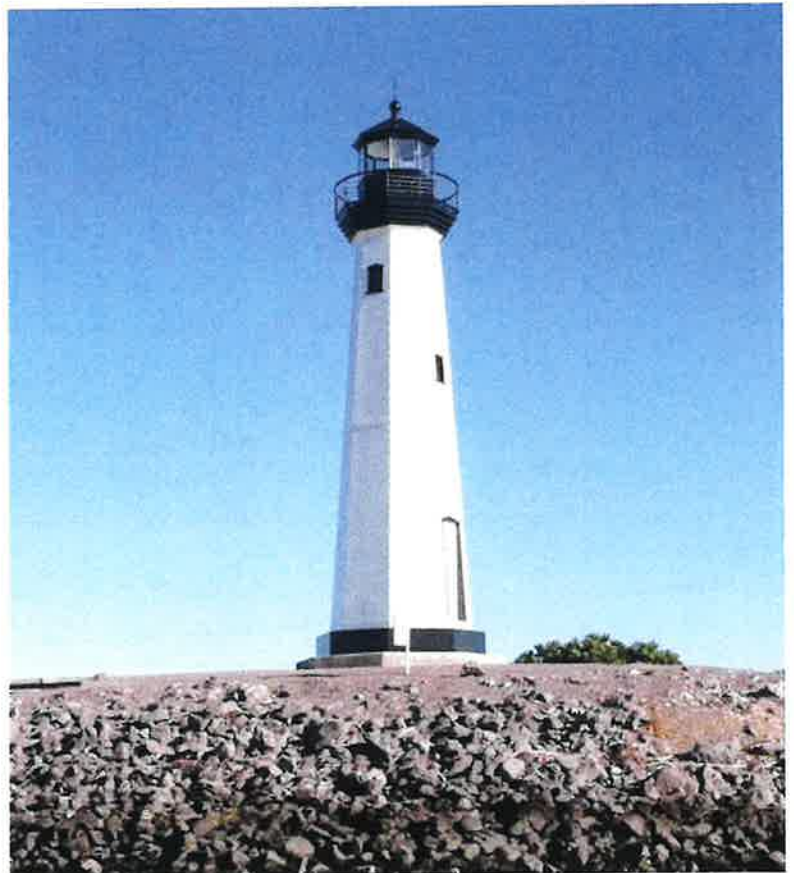
- It began as a planned community in 1964, and originally designated as "Riverside" and "River Lake."
- It is located in the East Bay region of the San Francisco Bay Area.
- It was built on land known as the Byron Tract, which was previously used for growing barley and potatoes.
- It is nestled in the evening shadows of Mount Diablo along the banks of the historic California Delta water system.
- In 2007, it received its own ZIP code: 94505.
- With 16,159 people, it is the 398th most populated city in California.

Why I Love Discovery Bay

"Discovery Bay is a small but friendly neighborhood where everyone knows and helps each other in need."

"Discovery Bay is an amazing place to live. It is a family friendly community in which everyone is super friendly. As they say, live where you play!"

"Everyone is very friendly in the town. We live on the delta so we are able to go swimming and boating with friends. It has a very safe atmosphere."



DISCOVERY BAY Things To Do

There is never a dull moment here in Discovery Bay! These are some of the most popular things to do around town.

- Tour the Delta by cruising around on Captain Morgan's Delta Adventures houseboat
- Work on your swing, or play a round of golf with your friends or family at Discovery Bay Golf Course
- Take a leisurely stroll, enjoy a picnic in a shady area, play tennis, enjoy a game of baseball or play soccer at Cornell Park
- Want to get wet? Rent a stand up paddleboard at Discovery Bay Paddleboards
- Indulge in a refreshing dip in its pool, and play basketball or soccer with the locals at the Discovery Bay community Center



- Make new friends, enjoy club activities, cruise and explore over 1100 miles of Delta waterways by joining the Discovery Bay Yacht Club
- Looking for a thrill-seeking adventure? Although it is in Byron, Bay Area Skydiving has been wowing visitors with its awe-inspiring skydiving tours.

BUYING A DISCOVERY BAY HOME? *Helpful Information*

When purchasing a Discovery Bay home you should have the following inspections:

- Full Home Inspection
- Pest Inspection
- Roof Inspection
- Foundation Inspection
- Chimney Inspection

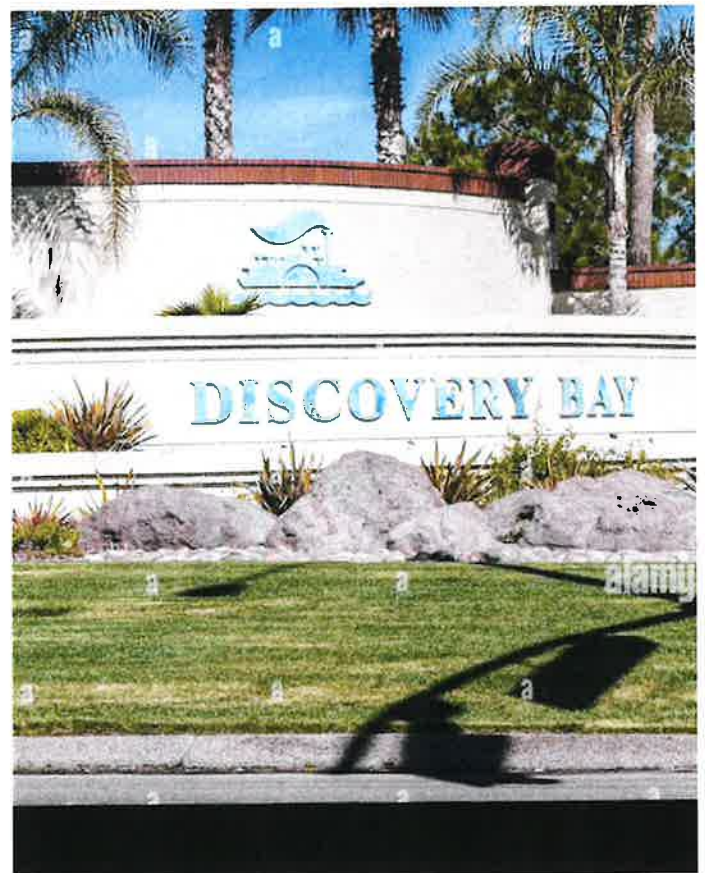


Why I Love Discovery Bay

"Somewhat like a Florida-style retirement community, Discovery Bay offers ample watersports and fishing, as well as awesome hiking within short distance."

"I enjoy the small-town feel. It is a nice place to live especially in the summer being right on the delta with access to water sports."

"I have lived in Discovery Bay for ten years and it is a very nice place to live. Many nice people and nice neighborhoods."



A wide banner image showing a marina with several boats docked at a pier, with houses visible in the background.

DISCOVERY BAY Community Events + Things To Do

There is never a dull moment here in Discovery Bay! Here are a few of our annual events as well as additional things to do in town.

Discovery Bay Triathlon

This event takes place at the Discovery Bay Marina usually in the month of April. Triathlon includes a 700 yard swim, 16 mile cycle, and 3.1 mile run.

Food Truck Roundup

This event runs from May - September and is located at the Marina. Bring your appetite, blankets, chairs, etc. and enjoy gourmet food trucks, live music, shopping, and local beer, wine and spirits.

Parade of Lights & Tree Lighting Ceremony

This is a Christmas parade that starts at the Marina and ends at the shopping center where the tree light ceremony will take place. This is an event you don't want to miss. Make sure to set out your chairs in advance to get a good spot.

Lighted Boat Parade

The parade is open to one and all. Just bring your dinghy, ski boat or Yacht decorated with lights. If you are not going to be on a boat put on your party planning hat and send out your save the date!

Cars and Coffee

This event takes place every third Saturday at the Marina. Come enjoy cars, coffee, and conversation.

Paddle for Fame

This is a fun and free event, open to anyone who wants to participate. Paddle for Fame isn't just a World Record event - it's a wonderful day in the sun, splashing around with your community, and enjoying the best of what Discovery Bay has to offer.

DISCOVERY BAY

Favorite Restaurants



Restaurants

- Boardwalk Grill
- China Wok
- Discovery Bay Steakhouse
- Gyros Cuisine
- La Taqueria Limón
- Matsuyama Restaurant
- McDonald's
- Mountain Mike's Pizza
- Round Table Pizza
- Vin Alegro

Coffee Shops

- Callans Coffee + Cones
- Starbucks



DISCOVERY BAY Schools

Byron Union School District provides public education for Discovery Bay. This area is also home to several private and charter schools.

Public Elementary School

- Discovery Bay Elementary
- Timber Point Elementary
- Old River Elementary
- Knightsen Elementary School (K-8)

Public Middle School

- Excelsior Middle School
- Knightsen Elementary School (K-8)

Public High School

- Liberty High School

Private & Charter School

- All God's Children Christian School
- Vista Oaks Charter School



YOUR RESOURCE FOR ALL THINGS *Discovery Bay*



I have been a resident of Discovery Bay for 30 years. I have been in real estate for 22 years and have become one of the top rated and top producing Real Estate Agents in our area. My team and I, brokered by Corcoran Global Living, have created a full service real estate selling and buying experience. We have grown into a local go-to for all things real estate.

If you have any questions from neighborhoods to restaurants - I'm here for you! Don't hesitate to reach out anytime.

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