

Quick Summary of Comparable Properties

Residential Summary

Res. Single Family

SOLD

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
2354 Marr Lane	San Jose	4	2 0	9	1,298	\$889.83	8,568 (sf)	\$988,000	60	\$1,155,000	12/11/15
15424 Herring Avenue	San Jose	2	1 0	10	1,296	\$848.77	8,250 (sf)	\$899,000	68	\$1,100,000	12/08/15
5005 Carm Avenue	San Jose	3	2 0	17	1,280	\$835.94	6,499 (sf)	\$949,000	59	\$1,070,000	02/03/16
15062 Cooper Avenue	San Jose	3	1 0	9	1,053	\$997.15	9,427 (sf)	\$949,000	63	\$1,050,000	12/10/15
5840 Ixias Lane	San Jose	4	2 0	9	1,282	\$811.23	7,122 (sf)	\$899,000	52	\$1,040,000	01/12/16
1648 Hyacinth Lane	San Jose	3	2 0	23	1,288	\$767.08	6,813 (sf)	\$988,000	52	\$988,000	12/07/15
5029 Leigh Avenue	San Jose	3	2 0	24	1,148	\$836.24	5,903 (sf)	\$899,000	57	\$960,000	12/15/15
15018 Bel Estos Drive	San Jose	3	1 1	9	1,271	\$739.58	12,800 (sf)	\$888,000	60	\$940,000	12/18/15
1717 Gladstone Avenue	San Jose	3	2 0	8	1,210	\$752.07	6,300 (sf)	\$829,950	56	\$910,000	01/20/16
1549 Princeton Drive	San Jose	3	2 0	34	1,185	\$751.05	6,776 (sf)	\$865,000	57	\$890,000	12/09/15
4845 Tilden Drive	San Jose	3	2 0	52	1,249	\$702.96	6,302 (sf)	\$875,000	59	\$878,000	01/12/16
3360 Irlanda Way	San Jose	3	2 0	17	1,281	\$671.35	6,000 (sf)	\$799,900	59	\$860,000	12/29/15
1613 Ronald Court	San Jose	3	2 0	5	1,275	\$666.67	8,171 (sf)	\$850,000	54	\$850,000	12/08/15
1400 Searcy Drive	San Jose	3	2 0	7	1,180	\$720.34	6,147 (sf)	\$810,000	53	\$850,000	12/23/15
1414 Dentwood Drive	San Jose	3	2 0	8	1,220	\$696.72	6,148 (sf)	\$699,000	55	\$850,000	12/22/15
2144 Casa Mia Drive	San Jose	3	2 0	24	1,284	\$642.52	7,920 (sf)	\$829,950	59	\$825,000	12/15/15
260 Dallas Drive	Campbell	3	1 0	28	1,204	\$685.22	9,002 (sf)	\$825,000	62	\$825,000	01/21/16
1417 Searcy Drive	San Jose	3	2 0	7	1,217	\$661.05	6,558 (sf)	\$769,000	53	\$804,500	12/11/15
4410 Camden Avenue	San Jose	3	2 0	51	1,143	\$692.91	6,178 (sf)	\$795,000	55	\$792,000	12/17/15
14587 Branham Lane	San Jose	2	1 0	59	884	\$839.37	9,428 (sf)	\$749,950	65	\$742,000	01/08/16
1537 Santa Monica Avenue	San Jose	3	1 0	50	1,136	\$633.80	5,863 (sf)	\$749,999	61	\$720,000	12/11/15
3208 Franela Drive	San Jose	4	1 0	6	1,140	\$627.19	5,002 (sf)	\$624,000	62	\$715,000	12/16/15

SOLD

# LISTINGS:	22	AVG VALUES:		21	1,206	\$748.59	7,326 (sf)	\$842,307	58	\$900,659
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# LISTINGS TOTAL:	22	AVG VALUES FOR ALL:		21	1,206	\$748.59	7,326 (sf)	\$842,307	58	\$900,659
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Quick Statistics (22 Listings Total)

	Min	Max	Median
List Price	\$624,000	\$988,000	\$839,975
Sale Price	\$715,000	\$1,155,000	\$869,000

The above information is deemed to be accurate but not guaranteed.

Quick Summary of Comparable Properties

Residential Brief Report

Residential

Sold	2354 Marr Lane, San Jose 95124	Beds: 4	Baths F/P: 2 0	\$988,000	MLS: ML81520915
					DOM: 9



Property Overview

Area: Cambrian (14)
 Bds,Bth: 4, 2|0 Age: 60
 Sqft: 1,298 Lot: 8,568 (sf)

Pricing / Dates

Original: **\$988,000** Date: 11/3/15
 List: **\$988,000** Date: 11/3/15
 Sold: **\$1,155,000** Date: 12/11/15
 \$/SqFt: **\$889.83**
 OffMktDate: 11/12/15

Remarks

Open & Inviting (4) Bed (2) Bath Home Nestled on a Beautiful Tree Lined Street Bordering Los Gatos. Spacious Floor Plan w/ 1298 +/- Sq Ft of Living Space including Separate Dining Area, Living Room, Bonus Screened in Room, Updated Kitchen w/ Wood Cabinetry, Slab Granite Counters & Tiled Flooring. Durable Laminate Flooring, DP Windows, Recessed Lighting, Central Heat & A/C, Crown Molding & Fresh Interior Paint. 8568 +/- Sq Ft Lot, Large Back Patio w/Potential to Expand. Top Schools - Carlton, Union & Leigh.

Property Features

Family Room
 No Family Room

Pool Options
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Dining Area
 Dining Area

Garage/Parking
 Attached

Listed By Lisa Thompson, Intero Real Estate Services

Sold	1648 Hyacinth Lane, San Jose 95124	Beds: 3	Baths F/P: 2 0	\$988,000	MLS: ML81516683
					DOM: 23



Property Overview

Area: Cambrian (14)
 Bds,Bth: 3, 2|0 Age: 52
 Sqft: 1,288 Lot: 6,813 (sf)

Pricing / Dates

Original: **\$988,000** Date: 9/29/15
 List: **\$988,000** Date: 9/29/15
 Sold: **\$988,000** Date: 12/7/15
 \$/SqFt: **\$767.08**
 OffMktDate: 10/22/15

Remarks

Great Cambrian Location, near foothills on Los Gatos border. In 2015 sellers put in energy effecient upgrades. Furnace(in attic), A/C, Dbl Pane Windows, Water heater, insulation ceiling, walls and floors. Engineered floors in most of house. Carpet in Bedrooms (original Hardwood underneath). Newer Garage and Front Door. Painted thru out. Pergola Put on back patio. Drought tolerant back yard. Easy maintenance, 40 yr roof installed 10yrs ago. All work w/permits Main panel upgraded to 125 AMPS. Copper pipes

Property Features

Family Room
 No Family Room

Pool Options
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Dining Area
 Eat in Kitchen

Garage/Parking
 Attached, Off-Street Parking

Listed By Helen K. Inouye, Intero Real Estate Services-Almaden

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Quick Summary of Comparable Properties

Sold	5005 Carm Avenue, San Jose 95124	\$949,000	MLS: ML81546057
Beds: 3		Baths F/P: 2 0	
			DOM: 17



Property Overview

Area: Cambrian (14)
 Bds,Bth: 3, 2|0 Age: 59
 Sqft: 1,280 Lot: 6,499 (sf)

Pricing / Dates

Original: **\$949,000** Date: 1/5/16
 List: **\$949,000** Date: 1/5/16
 Sold: **\$1,070,000** Date: 2/3/16
 \$/SqFt: **\$835.94**
 OffMktDate: 1/22/16

Remarks

A charming Cambrian home, with huge potential, in a quiet neighborhood near the Los Gatos border. This single family home features 3 bedrooms and 2 bathrooms in 1,280 square feet of living space. The open floor plan includes hardwood floors and a huge sunroom, perfect for entertaining. Nestled on a large corner lot, with views of the foothills. Walking distance to schools, local amenities, parks, and much more. Excellent schools, including Alta Vista Elementary and Union Middle.

Property Features

Family Room

Separate Family Room

Dining Area

Dining Area, No Formal

Pool Options

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Garage/Parking

Attached, On Street

Listed By Brad K. Le, Keller Williams Realty-Silicon Valley

Sold	15062 Cooper Avenue, San Jose 95124	\$949,000	MLS: ML81522060
Beds: 3		Baths F/P: 1 0	
			DOM: 9



Property Overview

Area: Cambrian (14)
 Bds,Bth: 3, 1|0 Age: 63
 Sqft: 1,053 Lot: 9,427 (sf)

Pricing / Dates

Original: **\$949,000** Date: 11/10/15
 List: **\$949,000** Date: 11/10/15
 Sold: **\$1,050,000** Date: 12/10/15
 \$/SqFt: **\$997.15**
 OffMktDate: 11/19/15

Remarks

RARE OPPORTUNITY for this 3 Bedroom Charmer on HUGE 9400sf Lot. PRIME LOCATION W/in Bordering Los Gatos Neighborhood! Gleaming HW Floors, Spacious Living Room w/ Cozy Fireplace, Light & Bright Kitchen Overlooking Expansive Backyard w/ Veggie Garden. Attached 2 Car Garage. Stroll around corner to Carlton Elementary. Carolyn Norris Park just Half a Block down Street. TOP Union Schools. Carlton (935api), Union (938api), Leigh High. Endless Possibilities to Build DREAM HOUSE. Open Sat 11/14 & Sun 11/15 1-4pm.

Property Features

Family Room

No Family Room

Dining Area

Dining Area

Pool Options

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Garage/Parking

Attached

Listed By Mary Clark Walker, Intero Real Estate Services

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Quick Summary of Comparable Properties

Sold	15424 Herring Avenue, San Jose 95124	Beds: 2	Baths F/P: 1 0	\$899,000	MLS: ML81522045
					DOM: 10



Property Overview

Area: Cambrian (14)
 Bds,Bth: 2, 1|0 Age: 68
 Sqft: 1,296 Lot: 8,250 (sf)

Pricing / Dates

Original: **\$899,000** Date: 11/9/15
 List: **\$899,000** Date: 11/9/15
 Sold: **\$1,100,000** Date: 12/8/15
 \$/SqFt: **\$848.77**
 OffMktDate: 11/19/15

Remarks

Darling bungalow fully remodeled with many extras. Once you enter this home, you will fall in love. Timeless & modern with all the flair of a model home. New kitchen & bath, det. huge garage with sep. workshop, Corner lot w/ an 8250 lot size offers options to both expand or build your dream home. New flooring throughout, cozy wood burning fireplace, designer paint in & out, dual pane windows, central heat & a/c, (installed in 2014) HUGE backyard w/ extra parking ft. & bk., new fencing & award winning schools.

Property Features

Family Room

Separate Family Room

Dining Area

Dining Area in Family Room

Pool Options

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Garage/Parking

Detached, Guest / Visitor Parking, Parking Area, Room for Oversized Vehicle(s), Tandem, Has Workshop

Listed By Brigette O'Connor, Intero Real Estate Services

Sold	5840 Ixias Lane, San Jose 95124	Beds: 4	Baths F/P: 2 0	\$899,000	MLS: ML81533945
					DOM: 9



Property Overview

Area: Cambrian (14)
 Bds,Bth: 4, 2|0 Age: 52
 Sqft: 1,282 Lot: 7,122 (sf)

Pricing / Dates

Original: **\$899,000** Date: 12/1/15
 List: **\$899,000** Date: 12/1/15
 Sold: **\$1,040,000** Date: 1/12/16
 \$/SqFt: **\$811.23**
 OffMktDate: 12/10/15

Remarks

A charming Cambrian home, with huge potential, in a quiet neighborhood on the Los Gatos and Almaden Valley border. This single family home features 4 bedrooms and 2 bathrooms in 1,282 square feet of living space. The open and bright floor plan includes hardwood floors, central air conditioning, and a huge sunroom, perfect for entertaining. Nestled on a large corner lot with a spacious backyard and views of the foothills. Walking distance to local amenities, parks, and much more. Excellent schools, including Guadalupe Elementary.

Property Features

Family Room

Separate Family Room

Dining Area

Dining Area in Family Room, No Formal

Pool Options

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Garage/Parking

Attached, On Street

Listed By Brad K. Le, Keller Williams Realty-Silicon Valley

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Quick Summary of Comparable Properties

Sold	5029 Leigh Avenue, San Jose 95124	Beds: 3	Baths F/P: 2 0	\$899,000	MLS: ML81520475
					DOM: 24



Property Overview	Pricing / Dates	
Area: Cambrian (14)	Original: \$988,000	Date: 10/27/15
Bds,Bth: 3, 2 0	List: \$899,000	Date: 10/27/15
Age: 57	Sold: \$960,000	Date: 12/15/15
Sqft: 1,148	Lot: 5,903 (sf)	\$/SqFt: \$836.24
		OffMktDate: 11/20/15

Remarks

"GREAT NEW PRICE" Beautifully updated Home."Borders of Los Gatos" Single family 3 Bedrooms and 2 Bath. Slate and Hardwood Flooring* Crown Molding* Oak Kitchen Cabinets*Granite Counter Tops* Recessed Lighting* Dbl Pane-windows* Central Heating, A/C* Beautiful Fireplace & Oak Mantel*Custom paint*Exterior & Interior*Large Deck & Covered Patio*Perfect for entertaining*Storage space* Stamped concrete. School Rating for Union School District. Alta Vista Elementary 10* Union Middle School 10* Leigh High School 10*

Property Features

<p>Family Room No Family Room</p> <p>Pool Options --</p>	<p>Dining Area Eat in Kitchen, No Formal</p> <p>Garage/Parking Off-Street Parking, On Street</p>
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Listed By Samantha Trevino, First Choice Brokers

Sold	15018 Bel Estos Drive, San Jose 95124	Beds: 3	Baths F/P: 1 1	\$888,000	MLS: ML81533544
					DOM: 9



Property Overview	Pricing / Dates	
Area: Cambrian (14)	Original: \$888,000	Date: 11/25/15
Bds,Bth: 3, 1 1	List: \$888,000	Date: 11/25/15
Age: 60	Sold: \$940,000	Date: 12/18/15
Sqft: 1,271	Lot: 12,800 (sf)	\$/SqFt: \$739.58
		OffMktDate: 12/4/15

Remarks

Dream a little Dream...This cute home is sitting on a huge 12,800 sq. ft. lot in the desirable Carlton Elementary School neighborhood. Close to freeways, shopping, top schools makes this a dream come true. Enjoy it the way it is or remodel and make it all yours. Endless possibilities!

Property Features

<p>Family Room No Family Room</p> <p>Pool Options --</p>	<p>Dining Area Formal Room</p> <p>Garage/Parking Detached</p>
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Listed By Lori Ferrito, Coldwell Banker

The above information is deemed to be accurate but not guaranteed.

Quick Summary of Comparable Properties

Sold	4845 Tilden Drive, San Jose 95124	Beds: 3	Baths F/P: 2 0	\$875,000	MLS: ML81518784
					DOM: 52



Property Overview	Pricing / Dates	
Area: Cambrian (14)	Original: \$875,000	Date: 10/18/15
Bds,Bth: 3, 2 0	List: \$875,000	Date: 10/18/15
Age: 59	Sold: \$878,000	Date: 1/12/16
Sqft: 1,249	Lot: 6,302 (sf)	\$/SqFt: \$702.96
		OffMktDate: 12/9/15

Remarks
 Classic Cambrian Home bordering Los Gatos! Cozy 3/2 boasting new paint, new doors including closet doors, baseboards, and new ceiling fans. Living area is situated so you can enjoy the landscaped yard from within. Salt water pool, spa, and gorgeous pergola in backyard. Room for RV or boat in driveway plus two cars! Sought after Union School District and neighborhood. Double pane windows leaves the freeway hum outside. Great commute location with shops and restaurants nearby.

Property Features

Family Room
 Separate Family Room

Dining Area
 Dining Area, Eat in Kitchen

Pool Options
 Above Ground, Spa/Hot Tub, Other

Garage/Parking
 Attached, Room for Oversized Vehicle(s), Has Workshop

Listed By Gina Wheeler, Coldwell Banker

Sold	1549 Princeton Drive, San Jose 95118	Beds: 3	Baths F/P: 2 0	\$865,000	MLS: ML81515345
					DOM: 34



Property Overview	Pricing / Dates	
Area: Cambrian (14)	Original: \$865,000	Date: 9/18/15
Bds,Bth: 3, 2 0	List: \$865,000	Date: 9/18/15
Age: 57	Sold: \$890,000	Date: 12/9/15
Sqft: 1,185	Lot: 6,776 (sf)	\$/SqFt: \$751.05
		OffMktDate: 10/22/15

Remarks
 Lovely 3 bedroom 2 bath, decorator paint and crown molding throughout. Kitchen was remodeled a couple of years ago with gorgeous cabinetry and matching built in dining hutch. Stainless steel appliances, granite counter tops. Updated bathrooms. Spacious interior with open feel as you move through the living room and kitchen. Relax on the patio in a park like setting. Easy access to entertainment, shopping, freeways and great schools. Lietz Elementary, Dartmouth Middle School and Branham High School

Property Features

Family Room
 No Family Room

Dining Area
 Eat in Kitchen

Pool Options
 --

Garage/Parking
 Attached, Gate/Door Opener

Listed By Donna Gregory, Better Homes & Gardens Real Estate Ventura Barnett

The above information is deemed to be accurate but not guaranteed.

Quick Summary of Comparable Properties

Sold	1613 Ronald Court, San Jose 95118	Beds: 3	Baths F/P: 2 0	\$850,000	MLS: ML81520382
					DOM: 5



Property Overview	Pricing / Dates		
Area: Cambrian (14)	Original: \$850,000	Date: 10/27/15	
Bds,Bth: 3, 2 0	Age: 54	List: \$850,000	
Sqft: 1,275	Lot: 8,171 (sf)	Date: 10/27/15	
	Sold: \$850,000	Date: 12/8/15	
	\$/SqFt: \$666.67	OffMktDate: 11/1/15	

Remarks
 Excellent starter home in a fantastic neighborhood, and a desirable location in the cul-de-sac. This home has a large yard with a separate garden area and tons of privacy. Refinished hardwood floors, skylights, and dual-pane windows throughout. New roof with permit. Quite charming!

Property Features

Family Room Separate Family Room	Dining Area Breakfast Bar, Eat in Kitchen, Skylight(s)
Pool Options --	Garage/Parking Attached

Listed By Jean Tenore, Alain Pinel Realtors

Sold	1717 Gladstone Avenue, San Jose 95124	Beds: 3	Baths F/P: 2 0	\$829,950	MLS: ML81534949
					DOM: 8



Property Overview	Pricing / Dates		
Area: Cambrian (14)	Original: \$829,950	Date: 12/13/15	
Bds,Bth: 3, 2 0	Age: 56	List: \$829,950	
Sqft: 1,210	Lot: 6,300 (sf)	Date: 1/20/16	
	Sold: \$910,000	Date: 1/20/16	
	\$/SqFt: \$752.07	OffMktDate: 12/21/15	

Remarks
 Great floorplan with large living room, new paint, new carpet, new double oven, granite counters tile floors. Great schools and great location. Near Stratford School and easy access to 85, Camden, Hillsdale, Costco, and an easy commute to Silicon Valley. New Solar Photovoltaic system. Close to parks, shopping, restaurants, and more. Walk to Butcher Park, Branham Park. Seller prefers as-is, shorter close, short rentback.

Property Features

Family Room No Family Room	Dining Area Eat in Kitchen
Pool Options --	Garage/Parking Attached

Listed By Mark Burns, Referral Realty

The above information is deemed to be accurate but not guaranteed.

Quick Summary of Comparable Properties

Sold	2144 Casa Mia Drive, San Jose 95124	\$829,950	MLS: ML81520702
	Beds: 3	Baths F/P: 2 0	DOM: 24



Property Overview	Pricing / Dates		
Area: Cambrian (14)	Original: \$829,950	Date: 10/29/15	
Bds,Bth: 3, 2 0	Age: 59	List: \$829,950	
Sqft: 1,284	Lot: 7,920 (sf)	Date: 12/15/15	
	Sold: \$825,000	Date: 12/15/15	
	\$/SqFt: \$642.52	OffMktDate: 11/22/15	

Remarks

OPEN HOUSE CANCELED--This home has SO much to offerCentrally Located on a Quiet Street, this 3 bedroom, 2 bath House is on an Oversized 7,920 sqft lot**New Interior Paint**Updated Kitchen with Granite Counters, Recessed Lighting & Tile Floor**Dual Pane Windows/Slider**Beautifully Hardwood Floors**Wood Burning Fireplace**Some New Light Fixtures**Vacant and Ready for a New Family****

Property Features

Family Room
Kitchen/Family Room Combo

Dining Area
Dining Area, Eat in Kitchen

Pool Options
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Garage/Parking
Attached, Gate/Door Opener

Listed By Ross Meiklejohn, Legacy Real Estate & Associates

Sold	260 Dallas Drive, Campbell 95008	\$825,000	MLS: ML81522048
	Beds: 3	Baths F/P: 1 0	DOM: 28



Property Overview	Pricing / Dates		
Area: Cambrian (14)	Original: \$825,000	Date: 11/10/15	
Bds,Bth: 3, 1 0	Age: 62	List: \$825,000	
Sqft: 1,204	Lot: 9,002 (sf)	Date: 1/21/16	
	Sold: \$825,000	Date: 1/21/16	
	\$/SqFt: \$685.22	OffMktDate: 12/8/15	

Remarks

**GREAT HOUSE ON LARGE PARK LIKE YARD. UPGRADED KITCHEN WITH OAK CABINETS. CUSTOM PULL OUT PANTRY. NEWER FURNACE & A/C. CEILING FANS. NICE LOCATION CLOSE TO GOOD SHOPING EASY ACCESS TO FREEWAYS. EXTRA LONG DRIVEWAY. WELL CARED FOR TAKE A LOOK
Thank you Frank Ventura a very good agent !**

Property Features

Family Room
No Family Room

Dining Area
No Formal

Pool Options
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Garage/Parking
Attached, Gate/Door Opener

Listed By Eric Sjoberg, Century 21-Alpha

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Quick Summary of Comparable Properties

Sold	1400 Searcy Drive, San Jose 95118	Beds: 3	Baths F/P: 2 0	\$810,000	MLS: ML81522795
					DOM: 7



Property Overview	Pricing / Dates
Area: Cambrian (14)	Original: \$810,000 Date: 11/17/15
Bds,Bth: 3, 2 0	List: \$810,000 Date: 11/17/15
Age: 53	Sold: \$850,000 Date: 12/23/15
Sqft: 1,180	Lot: 6,147 (sf)
	\$/SqFt: \$720.34
	OffMktDate: 11/24/15

Remarks

New list! Updated home in super Cambrian neighborhood! 3 bed/2 bath, 1180+/- SF floor-plan + large added-on screen room(424+/-SF) (not included in total SF) Permitted. Open, large kitchen with granite counter-tops. Updated bathrooms with granite counter. Beautiful wood floors. Crown-molding. Dual-pane windows in some rooms, central A/C & heating. Landscaped front & back yards. 2-car attached garage. Great schools: Reed Elementary, John Muir Middle, Pioneer High.

Property Features

Family Room
No Family Room

Dining Area
Eat in Kitchen

Pool Options
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Garage/Parking
Attached, Gate/Door Opener

Listed By Bower Cole Group, Alain Pinel Realtors : 1 - APR

Sold	3360 Irlanda Way, San Jose 95124	Beds: 3	Baths F/P: 2 0	\$799,900	MLS: ML81520732
					DOM: 17



Property Overview	Pricing / Dates
Area: Cambrian (14)	Original: \$799,900 Date: 10/29/15
Bds,Bth: 3, 2 0	List: \$799,900 Date: 10/29/15
Age: 59	Sold: \$860,000 Date: 12/29/15
Sqft: 1,281	Lot: 6,000 (sf)
	\$/SqFt: \$671.35
	OffMktDate: 11/15/15

Remarks

Alain Pinel Realtors is proud to present this charming Hallmark Home located in the heart of Cambrian Park. This home is conveniently located near shopping, restaurants, excellent schools and a library. Inside you'll find a formal dining area opening up to a living room with a fireplace. There are remodeled bathrooms with granite counters, an eat-in kitchen and an indoor laundry room with a large pantry. There's also air conditioning, and a newer roof. Don't miss your opportunity for this delightful home!

Property Features

Family Room
No Family Room

Dining Area
Dining "L", In Living Room, Eat in Kitchen

Pool Options
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Garage/Parking
Attached

Listed By Gino Pasquale, Alain Pinel Realtors

The above information is deemed to be accurate but not guaranteed.

Quick Summary of Comparable Properties

Sold	4410 Camden Avenue, San Jose 95124	\$795,000	MLS: ML81517412
	Beds: 3	Baths F/P: 2 0	DOM: 51



Property Overview

Area: Cambrian (14)
 Bds,Bth: 3, 2|0
 Sqft: 1,143
 Age: 55
 Lot: 6,178 (sf)

Pricing / Dates

Original: **\$820,000** Date: **10/2/15**
 List: **\$795,000** Date: **10/2/15**
 Sold: **\$792,000** Date: **12/17/15**
 \$/SqFt: **\$692.91**
 OffMktDate: **11/22/15**

Remarks

Price Reduced !! Brand new premium laminate flooring throughout. Fully remodeled master bathroom with granite vanity top, updated hallway bathroom. Remodeled kitchen with high end cabinets, new SS refrigerator. New interior and exterior paint, new gutter system. New baseboard, new recessed light. Dual pane windows. Central A/C. All reports are done. Top Rated Schools: Oster Elem (927 API), Dartmouth Middle (917 API), Branham High (810 API).

Property Features

Family Room

Separate Family Room

Dining Area

In Living Room, Eat in Kitchen

Pool Options

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Garage/Parking

Attached

Listed By Edwin K. Su, Realty One Group Infinity

Sold	1417 Searcy Drive, San Jose 95118	\$769,000	MLS: ML81518847
	Beds: 3	Baths F/P: 2 0	DOM: 7



Property Overview

Area: Cambrian (14)
 Bds,Bth: 3, 2|0
 Sqft: 1,217
 Age: 53
 Lot: 6,558 (sf)

Pricing / Dates

Original: **\$775,000** Date: **10/23/15**
 List: **\$769,000** Date: **10/23/15**
 Sold: **\$804,500** Date: **12/11/15**
 \$/SqFt: **\$661.05**
 OffMktDate: **10/30/15**

Remarks

Just appraised for 805K! Great Cambrian Neighborhood. Beautiful hardwood floors. Covered ceilings. Crown Molding. Newer gourmet kitchen with bull nose granite counters and stainless steel free standing stove hood. Ceiling fans. Sparkling pool with child safety fence, built in BBQ and deck for for entertaining. Great schools-Reed Elem. 843, Muir Mid. 787 and Pioneer High 822. Close to Starbucks, Costco, Trader Joe's, Whole Foods, restaurants and freeways.

Property Features

Family Room

No Family Room

Dining Area

Dining "L", Dining Bar

Pool Options

Fenced, In Ground, Sweep

Garage/Parking

Attached, Gate/Door Opener

Listed By The Jennings Group, KW Bay Area Estates : 3 - KWLGE

The above information is deemed to be accurate but not guaranteed.

Quick Summary of Comparable Properties

Sold	1537 Santa Monica Avenue, San Jose 95118	\$749,999	MLS: ML81515701
	Beds: 3	Baths F/P: 1 0	DOM: 50



Property Overview	Pricing / Dates		
Area: Cambrian (14)	Original: \$778,888	Date: 9/29/15	
Bds,Bth: 3, 1 0	Age: 61	List: \$749,999	
Sqft: 1,136	Lot: 5,863 (sf)	Date: 9/29/15	
	Sold: \$720,000	Date: 12/11/15	
	\$/SqFt: \$633.80	OffMktDate: 11/18/15	

Remarks

This beautiful Single Family Home is located in the desirable Cambrian Area of San Jose. It features lots of natural light with clean, open living space and is move-in ready! Gorgeous Hardwood and Tile Floors throughout and Beautiful French Doors leading to Patio. Large Backyard on this 5863 SF Lot. Gorgeous inside!!! Must see!!

Property Features

Family Room Separate Family Room	Dining Area Dining Area
Pool Options --	Garage/Parking Off-Street Parking

Listed By Mindy James, Montalvo Realty

Sold	14587 Branham Lane, San Jose 95124	\$749,950	MLS: ML81517992
	Beds: 2	Baths F/P: 1 0	DOM: 59



Property Overview	Pricing / Dates		
Area: Cambrian (14)	Original: \$799,888	Date: 10/7/15	
Bds,Bth: 2, 1 0	Age: 65	List: \$749,950	
Sqft: 884	Lot: 9,428 (sf)	Date: 1/8/16	
	Sold: \$742,000	Date: 1/8/16	
	\$/SqFt: \$839.37	OffMktDate: 12/5/15	

Remarks

Great opportunity to own a home in the sought after Cambrian Park neighborhood*Huge county 9428 Sq Ft lot*Refinished hardwood floors*Recently appraised for a trust at \$840,000*Yard needs to be re-landscaped & some repairs needed*Move in livable condition*Add on later or at this price build your dream house*Great for contractors or investor*Sought after Union Schools & Leigh High School*RV & Boat parking with drive through to the backyard* Room for all your toys*Close to LG Border. REDUCED TO SELL!!!!

Property Features

Family Room No Family Room	Dining Area Dining "L"
Pool Options --	Garage/Parking Drive Through, Gate/Door Opener, Room for Oversized Vehicle(s)

Listed By Marion Wells, Better Homes & Gardens Real Estate Ventura Barnett

The above information is deemed to be accurate but not guaranteed.

Quick Summary of Comparable Properties

Sold	1414 Dentwood Drive, San Jose 95118	\$699,000	MLS: ML81533530
	Beds: 3	Baths F/P: 2 0	DOM: 8



Property Overview	Pricing / Dates	
Area: Cambrian (14)	Original: \$699,000	Date: 11/24/15
Bds,Bth: 3, 2 0	List: \$699,000	Date: 11/24/15
Age: 55	Sold: \$850,000	Date: 12/22/15
Sqft: 1,220	Lot: 6,148 (sf)	\$/SqFt: \$696.72
		OffMktDate: 12/2/15

Remarks
 great neighborhood*tree lined street*dual pane windows*beautiful hardwood floors*updated baths*mirror closet doors*home needs some updating but has good bones*great price for this location*

Property Features

<p>Family Room No Family Room</p> <p>Pool Options --</p>	<p>Dining Area Eat in Kitchen</p> <p>Garage/Parking Attached</p>
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Listed By Albert Garibaldi, Intero Real Estate Services

Sold	3208 Franela Drive, San Jose 95124	\$624,000	MLS: ML81522448
	Beds: 4	Baths F/P: 1 0	DOM: 6



Property Overview	Pricing / Dates	
Area: Cambrian (14)	Original: \$624,000	Date: 11/12/15
Bds,Bth: 4, 1 0	List: \$624,000	Date: 11/12/15
Age: 62	Sold: \$715,000	Date: 12/16/15
Sqft: 1,140	Lot: 5,002 (sf)	\$/SqFt: \$627.19
		OffMktDate: 11/18/15

Remarks
 Wonderful opportunity to get into a single family home in a family-friendly Cambrian neighborhood! Move right in, or customize to your desires. Fresh paint and carpet, dual-pane windows throughout, central heat and AC. Washer, dryer, refrigerator included. Sturdy shed in back yard, along with two car garage, provide plenty of storage. Convenient to shopping and dining right around the corner. Perfect for a growing family; come take a look!

Property Features

<p>Family Room No Family Room</p> <p>Pool Options --</p>	<p>Dining Area Eat in Kitchen</p> <p>Garage/Parking Attached</p>
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Listed By Michael D'Epiro, Intero Real Estate Services

The above information is deemed to be accurate but not guaranteed.