



JLEE REALTY



5909 VIA LUGANO
FREMONT

BEAUTIFUL 4 BEDROOM FREMONT TOWNHOUSE

Beautiful 3 Story Townhome located in a clean and friendly community. This lovely home includes a nice patio in the front and a balcony located on the second floor.

The gourmet kitchen provides granite counter tops and a high granite back splash throughout the kitchen. Dark stained wood cabinets contrast beautifully with the lighter tan of the counter tops and floor. Appliances are stainless steel. Overhead recessed lighting and a large kitchen window provide a cheerful light filled meal preparation area.

You will surely enjoy the state of the art community clubhouse and close walks to the playgrounds and park. Easy access for commute routes to the 1-880, 84 and Facebook.

4 bedrooms

3.5 bathrooms

Living space: 1,959 SQ.FT.

Private patio and balcony

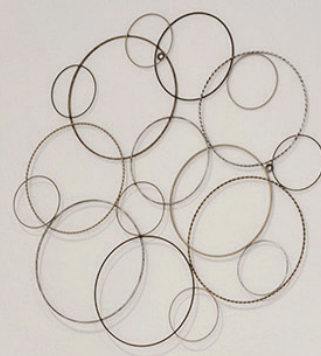
PRICE UPON REQUEST



Juliana Lee Team
650-857-1000

JulianaLee.com/5909vialugano



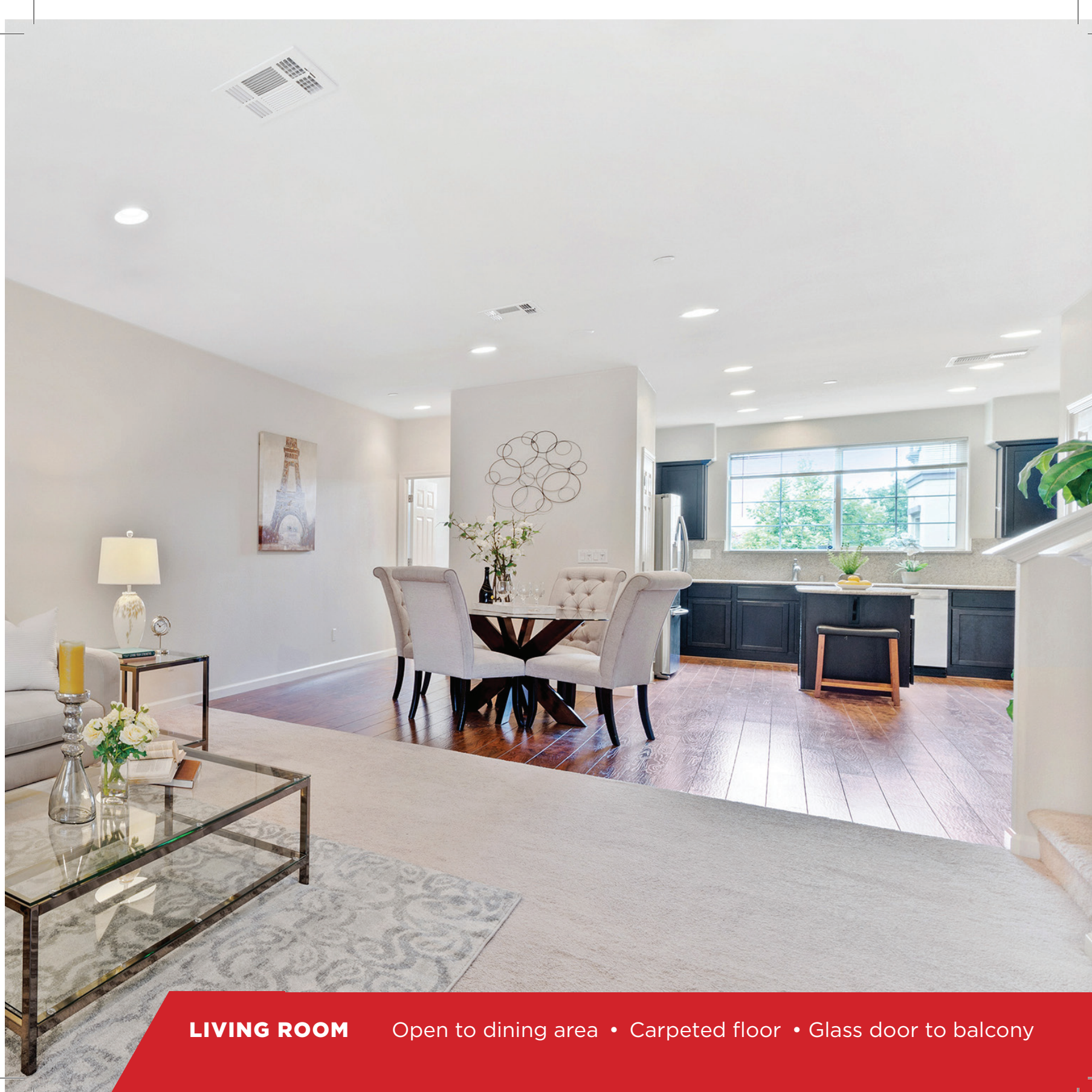




DINING ROOM

Recessed overhead lighting • Wood floor • Open to kitchen

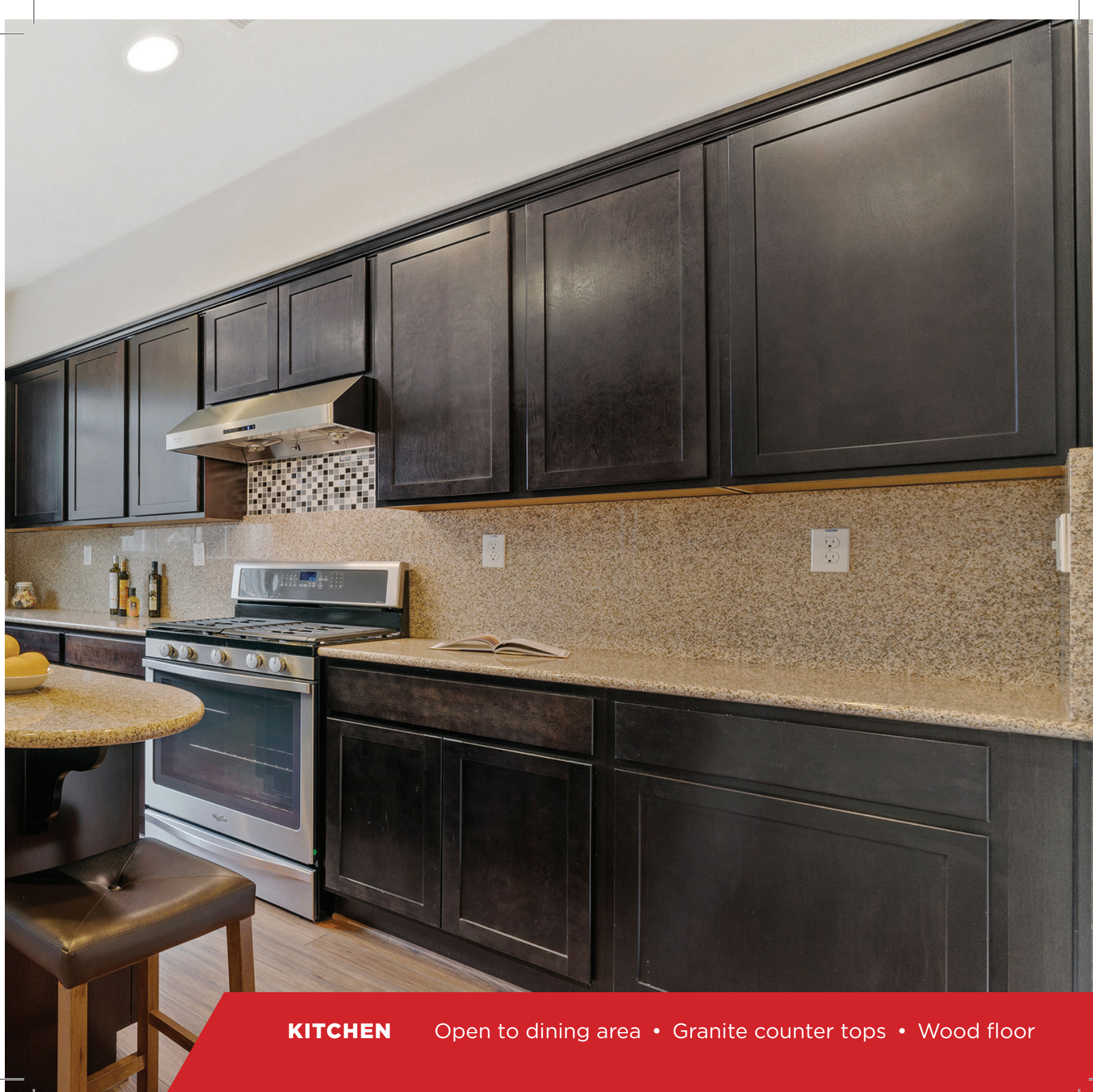




LIVING ROOM

Open to dining area • Carpeted floor • Glass door to balcony





KITCHEN

Open to dining area • Granite counter tops • Wood floor





MASTER SUITE

Carpeted floor • Walk-in closet

5909 VIA LUGANO • FREMONT

Home Features

- Living space: 1,969 sq.ft.
- Lot size: 0 sq.ft.
- 4 bedrooms, 3.5 bathrooms
- Central AC and forced air heating
- Warkwick Elementary, Thornton Junior High, American High

Kitchen

- Stainless steel appliances
- Free standing gas range
- Dark stained wood recessed panel cabinets
- Granite counter tops
- High granite back splash
- Wood floor

Living Room

- Recessed lighting
- Carpeted floor
- Open to dining room and kitchen beyond
- Sliding glass door leading out to patio

Master Suite

- Carpeted floor
- Windows looking out to common area
- Walk-in closet
- Dark stained wood recessed panel vanity with white counter-top and two sinks
- Tile bathroom floor
- Tub with low synthetic surround
- Large glass doored shower with synthetic surround

Exterior

- Stucco exterior, with ledger stone facade, faux shutters, red clay style shingle roof
- Landscaped front yard with covered private patio
- 2 car garage

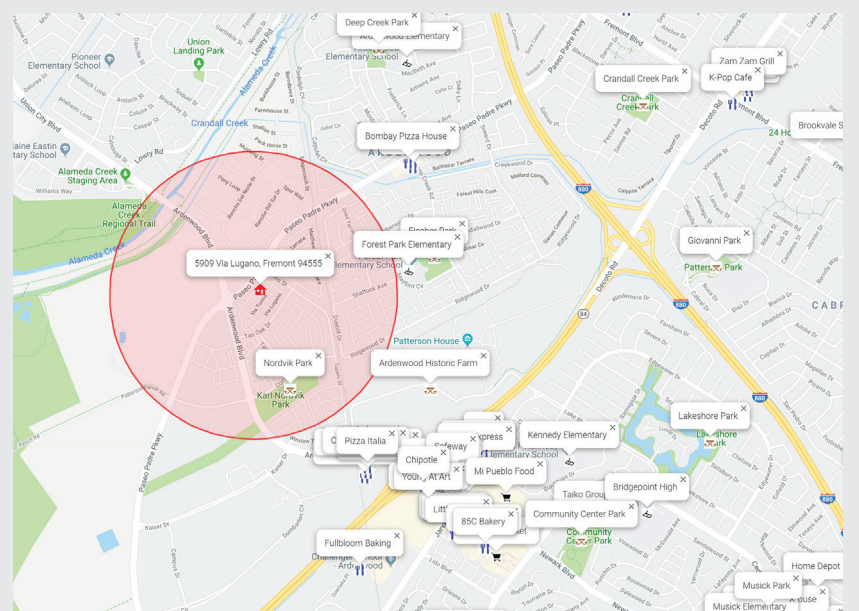
NEARBY ATTRACTIONS

Short walk to:

- Nordvik Park
- Alameda Creek Regional Trail
- Fischer Park
- Old Town Sushi
- Safeway
- Mi Pueblo Food
- 99 Ranch Market
- Cocurry Thai
- Starbucks
- Extreme Pizza
- IHOP

Moderate walk to:

- Ardenwood Historic Farm
- Bombay Pizza House
- Yum's Bistro
- Pizza Italia
- Chatpatta Corner
- Sweet Zoo Cafe
- Surobi Afghan Palace
- Chipotle
- Umi Sushi Boat

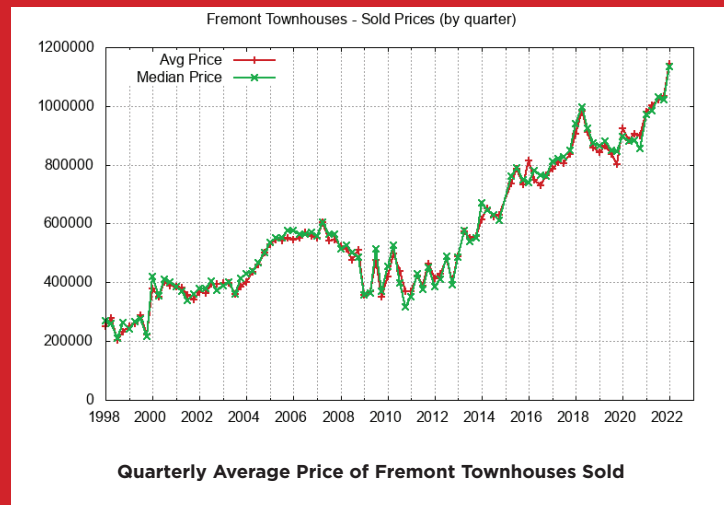


*Red circle marks 0.5 miles around 5909 Via Lugano, Fremont 94555

LOCAL REAL ESTATE TRENDS

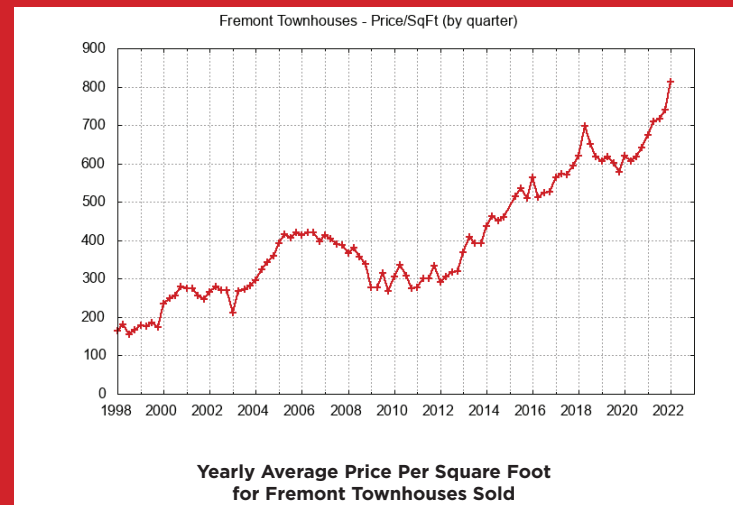
Average and Median Home Price of Fremont Homes Sold

When trying to understand Fremont neighborhood values for homes the first and most often real estate trend looked at is either average or median home sales price. The average price can be pushed up by a particularly expensive home being sold. Much less often an especially low price for one or more homes can push the average price down. By looking at both average and median price a quick judgment can be made about any unusually high or low prices.



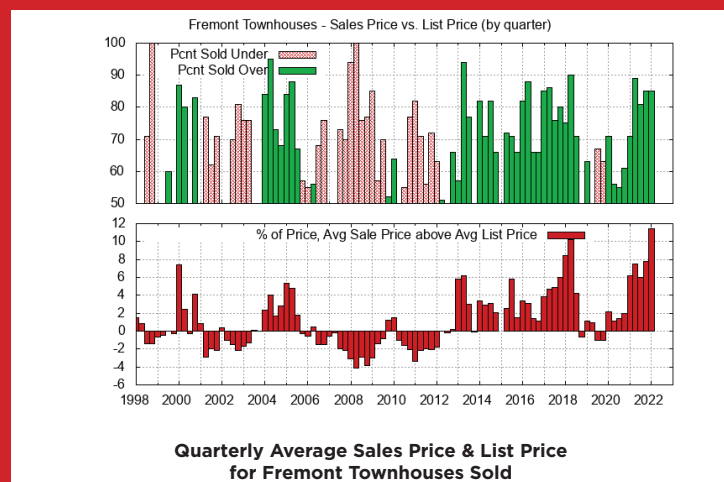
Price Per Square Foot for Fremont Homes Sold

The sales price of a Fremont home is affected by its size. Looking at price per square foot gives a partial adjustment for differences between homes. Furthermore if you look at the average size of a Fremont home sold you will see that it varies with time. Part of the variation is due to the random nature of which homes are being sold but the trend is for an increase in size with time because when a home is replaced with a newer home, the newer home is almost always larger.



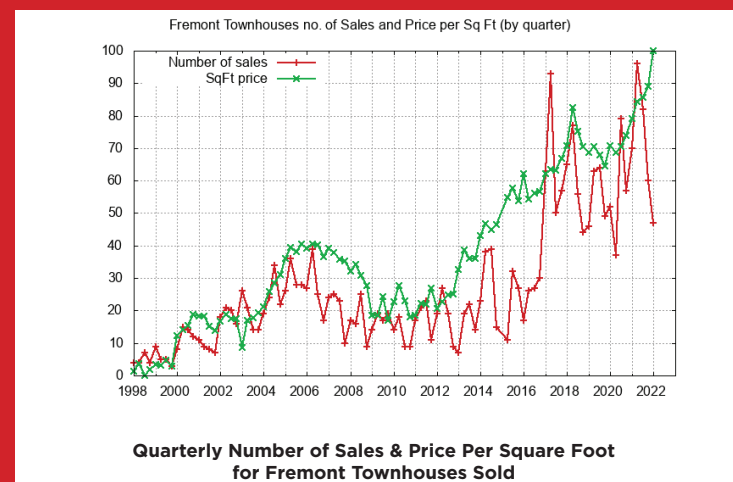
Sales Price vs. List Price for Fremont Homes

Home buyers and sellers want to know the typical relationship between list price and sales price. This relationship varies with city and time. The plots below show trends for this relationship using color coding which generally highlights changes in the market. More Fremont homes being sold over list price is a very good indicator of rising home prices. More homes being sold under list price is a very good indicator of falling home prices.



Number of Fremont Homes Sold

A quick estimate of how active the Fremont real estate market is, can be found by looking at the number of home sold. Locally there is a strong seasonal change in the number of homes sold. The lowest number of homes sold typically occurs around December & January. The highest number of homes sold typically occurs around May. Price changes do not track the seasonal change in the number of homes sold.







JLEE REALTY

JulianaLee.com/5909vialugano



JLEE REALTY

4260 El Camino Real,
Palo Alto, CA 94306

JulianaLee.com | 650.857.1000 | homes@julianalee.com

"I believe honesty, integrity, hard work, commitment and creativity are all necessary to craft a truly successful real estate transaction."



Juliana Lee 李文

MBA/LL.B.

Team Leader/Broker

dre# 00851314/ 02103053

李文房地產做的最好

Over 30 Years of Experience in 30+ Silicon Valley cities