



JLEE REALTY



4001 HACIENDA ST
SAN MATEO

SWEEPING BAY VIEWS FROM REMODELED 4 BEDROOM HILLSIDE HOUSE

The downstairs floor was added creating wonderful space but not a cookie cutter floor plan. The most likely use would be to use the family room as expected with a private bedroom off of it. If desired, the bedroom door could be potentially relocated to the hall but at a slight loss of the “private ambiance” but enabling the family room to be a huge guest or master suite.

The addition of the stairs to reach the bottom floor led to the removal of the closet from the office. A closet could be added to the 12’ long office to re-enable its use as a bedroom.

The kitchen and all bathrooms have been beautifully remodeled. All floors are either wood or tile. The home is surrounded by patios and a large balcony providing copious outdoor living space with both sun and shade whenever the sun is up.

4 bedrooms

3 bathrooms

Living space: 2,834 SQ.FT.

House surrounded by patios

PRICE UPON REQUEST



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DINING ROOM

Open beam ceiling • Wood floor • Open to living room





BREAKFAST ROOM

Open to kitchen • Wood floor





KITCHEN

Open to breakfast area • Granit counter tops • Tile floor





BEDROOM Wood floor • Great views

4001 HACIENDA ST • SAN MATEO

Home Features

- Living space: 2,834 sq.ft.
- Lot size: 6,200 sq.ft.
- 4 bedrooms (see bedroom details below), 3 bathrooms
- Laurel Elementary, Abbott Middle, Hillsdale High

Kitchen

- Stainless steel appliances
- Free standing gas range
- Stained wood, raised panel, cabinets
- Polished stone counter tops
- High tile back splash
- Tile floor

Living Room

- Vaulted, open beam, stained wood ceiling
- Hanging chandeliers
- Wood floor
- View of hillside, city and bay below

Bedrooms

- None of the bedrooms have a bath en-suite
- Office was a bedroom, but closet was removed during remodeling
- Downstairs floor could be a huge master suite or guest suite.
- Potentially a hallway door could be added to downstairs bedroom, allowing family room to be used as a second downstairs bedroom

Largest Bathroom

- Stained wood, raised panel vanity with polished stone counter-top and two recessed sinks
- Tile bathroom floor
- Bathtub set in polished stone platform Shower with frameless glass door

Exterior

- Landscaped front yard with paver stone driveway
- Fenced back yard with multiple patios

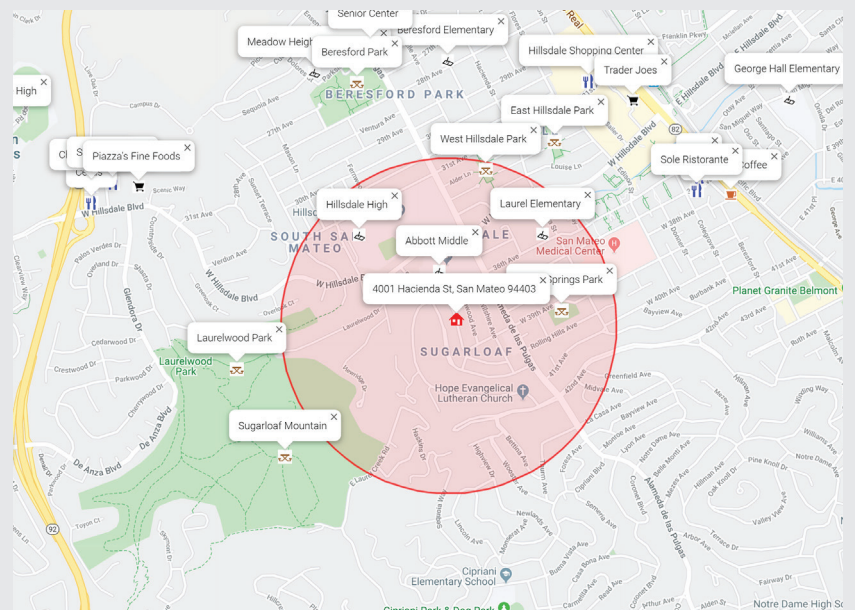
NEARBY ATTRACTIONS

Short walk to:

- Indian Springs Park
- West Hillsdale Park
- Sugarloaf Mountain
- Laurel Elementary
- Abbott Middle
- Hillsdale High

Short bike ride to:

- Hillsdale Shopping Center
- Trader Joe's
- Starbucks Coffee
- California Pizza
- Paul Martin's
- Cheesecake Factory
- The Counter
- Sole Ristorante
- Yuzu
- Kuro-Obi Ramen
- Neapolitan Pizza Company

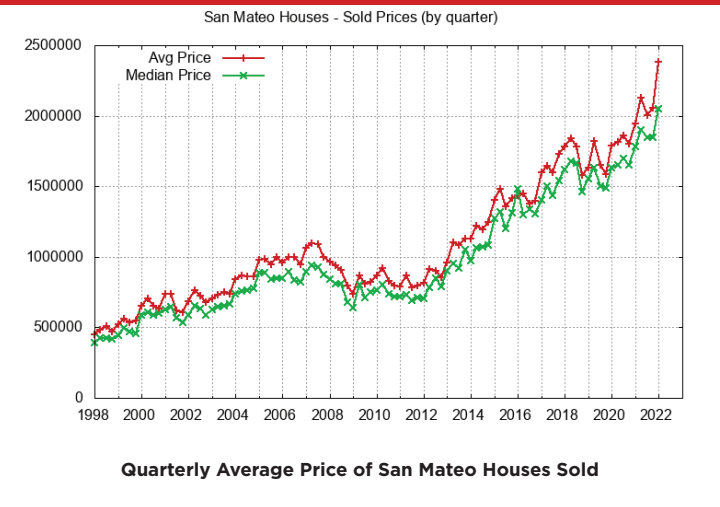


*Red circle marks 0.5 miles around 678 Webster St, Palo Alto 94301

LOCAL REAL ESTATE TRENDS

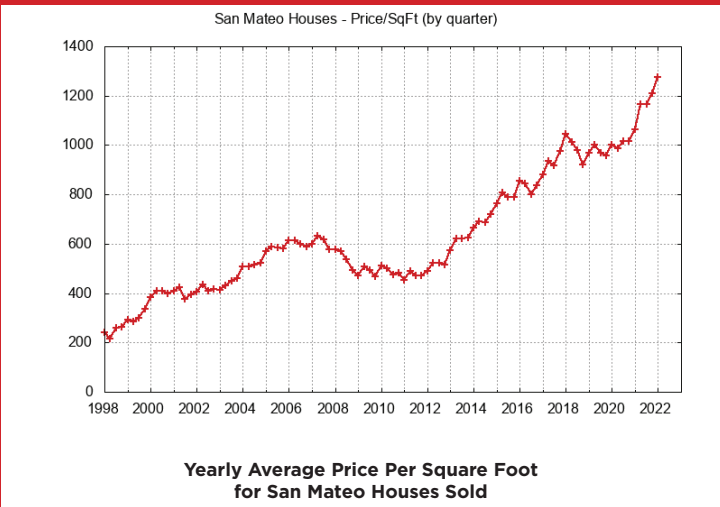
Average and Median Home Price of San Mateo Homes Sold

When trying to understand San Mateo 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.



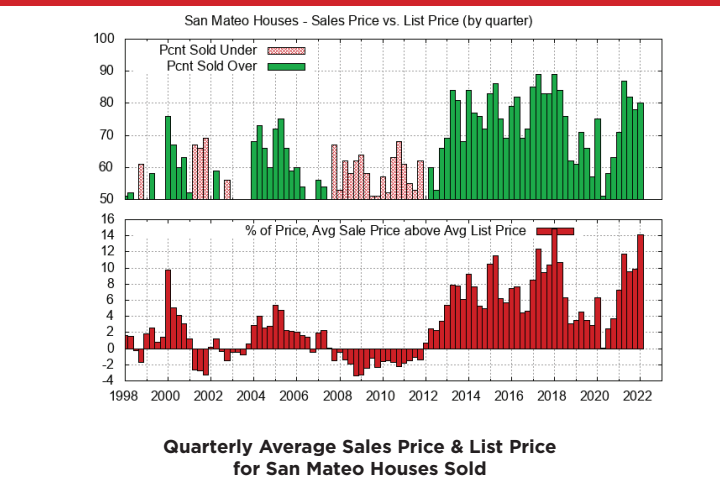
Price Per Square Foot for San Mateo Homes Sold

The sales price of a San Mateo 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 San Mateo 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.



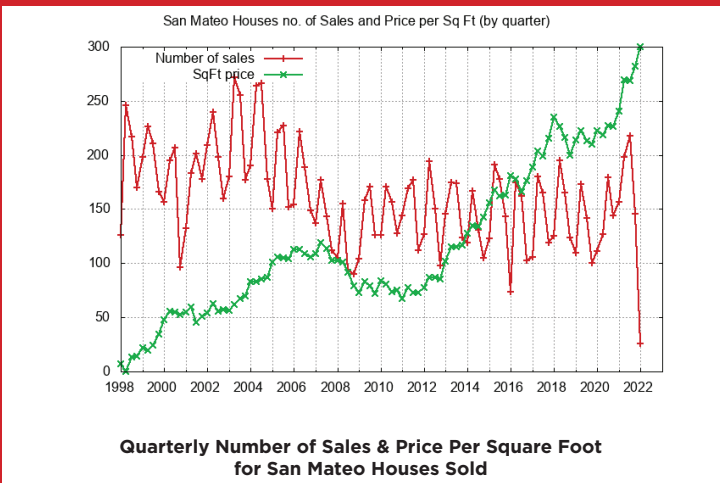
Sales Price vs. List Price for San Mateo Homes

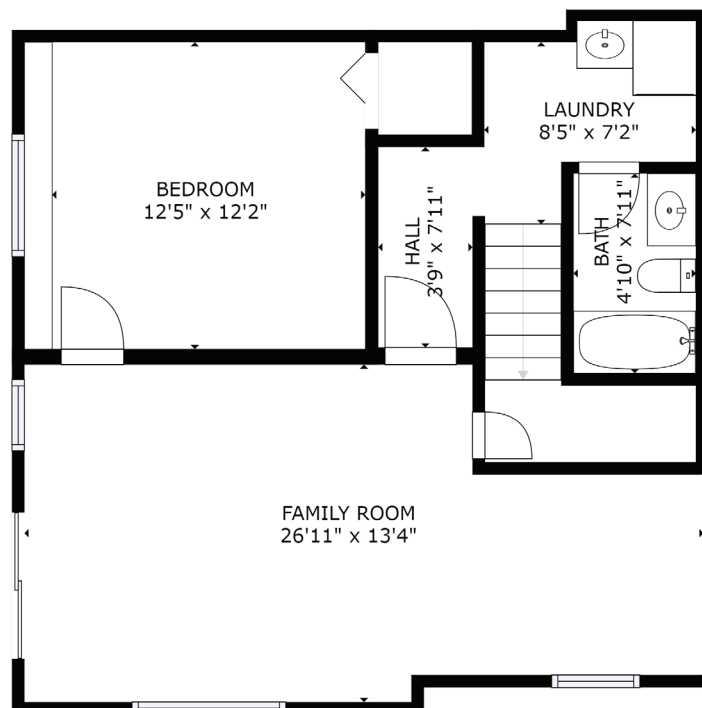
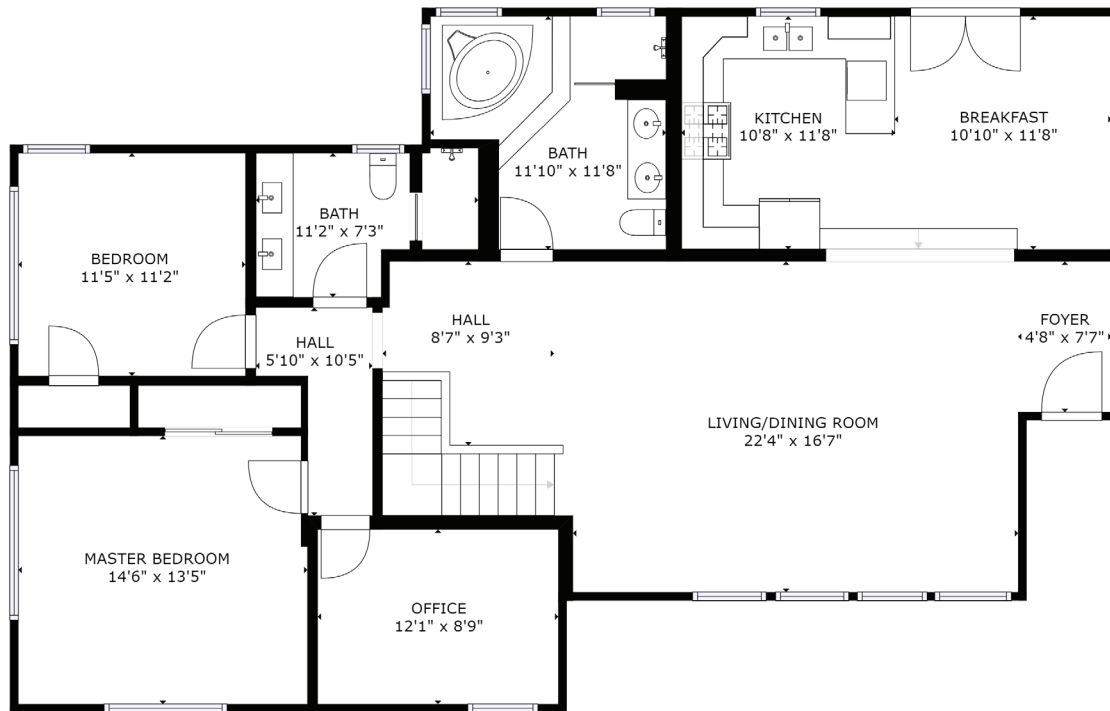
Home buyers and sellers want to know the typical relationship between list price and sales price. This relationship varies with city and time. The plots below show trends for this relationship using color coding which generally highlights changes in the market. More San Mateo homes being sold over list 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 San Mateo Homes Sold

A quick estimate of how active the San Mateo 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.







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



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Over 30 Years of Experience in 30+ Silicon Valley cities