



JLEE REALTY



3341 LA SELVA ST #C
SAN MATEO

DELIGHTFUL AND EFFICIENT 3 BEDROOM LOS PRADOS TOWNHOUSE

This delightful and efficient townhouse is located back inside the Los Prados complex away from public streets. You will have a short walk to cafes, parks, and shops. Even the Hillsdale Shopping Center is less than 2 miles away.

The main floor encompasses the living room, dining room, and kitchen. Just outside of the living room and the dining room is your large fenced patio. When you arrive home, you can enter the kitchen from your attached carport. The kitchen provides modern electric appliances, maple cabinets, and granite counter-tops.

Upstairs, the large master suite has a large balcony for enjoying the outdoors. Both the master bath and the second bath have a shower over tub with tile surround and sliding glass doors.

3 bedrooms
2 bathrooms
Living space: 905 SQ.FT.
Attached carport

PRICE UPON REQUEST









LIVING ROOM

Carpeted floor • Recessed lighting • Open to dining room





DINING ROOM

Open to kitchen • Tile floor • Glass door to patio

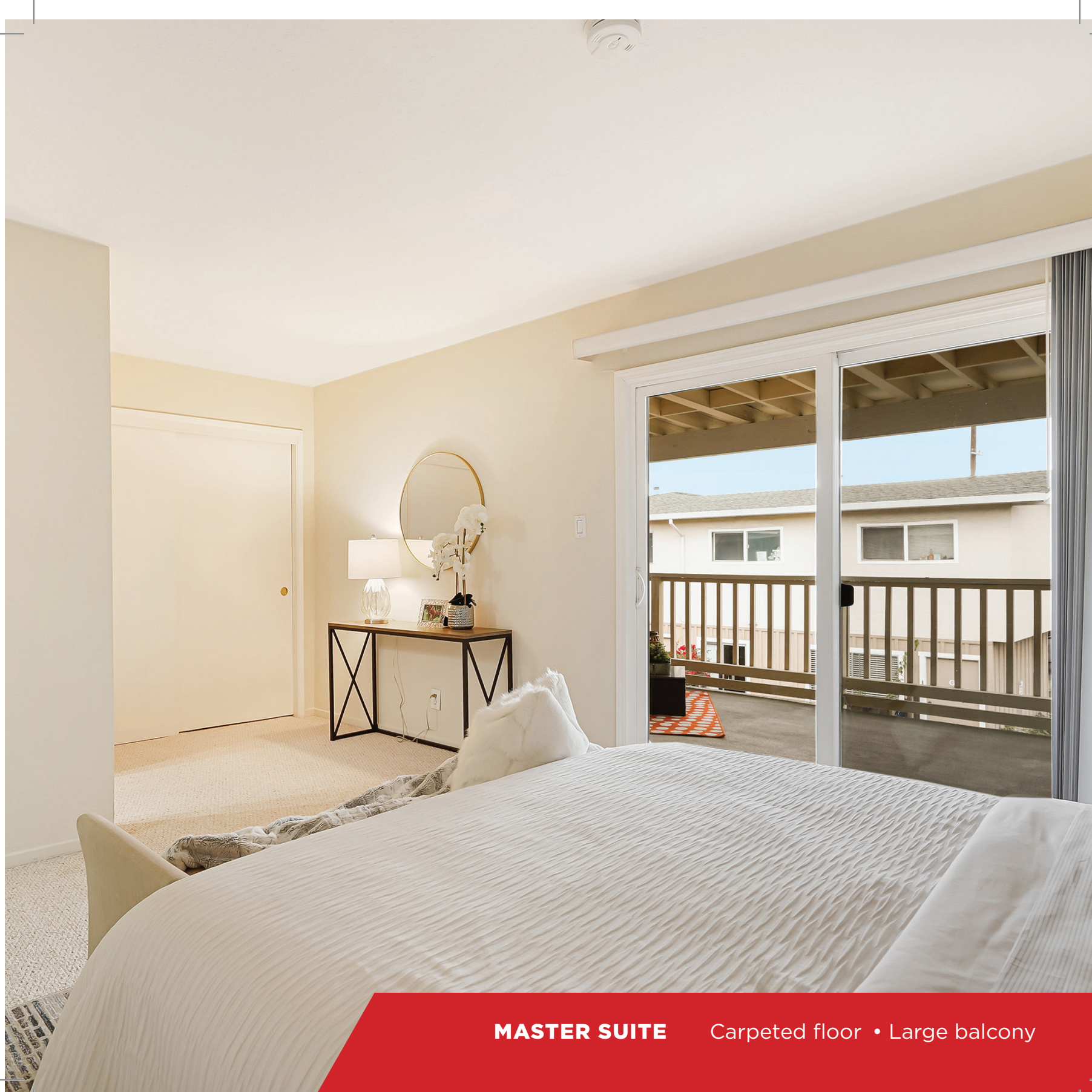




KITCHEN

Open to dining room • Granite counter tops • Tile floor • Modern appliances





MASTER SUITE

Carpeted floor • Large balcony

3341 LA SELVA ST #C • SAN MATEO

Home Features

- Living space: 905 sq.ft.
- 3 bedrooms, 2 bathrooms
- Large balcony
- Private patio
- Bayside Academy (elementary), Bayside Academy (middle), Hillsdale High

Kitchen

- Stainless steel and black appliances
- Easy clean, smooth top electric range
- Recessed panel, maple cabinets
- Granite counter tops
- Low granite back splash
- Tile floor

Living Room

- Recessed lighting
- Carpeted floor
- Open to dining room
- View of private patio

Master Suite

- Carpeted floor
- Sliding glass doors leading out to large balcony
- Sliding door closet
- Stained wood vanity with one-piece synthetic counter-top and recessed sink
- Tile bathroom floor
- Shower over tub with tile surround and sliding glass doors

Exterior

- Stucco exterior with board and batten lower level
- Front yard with private fenced patio
- Covered ground level parking beneath unit plus one open parking space
- Community swimming pool

NEARBY ATTRACTIONS

Short walk to:

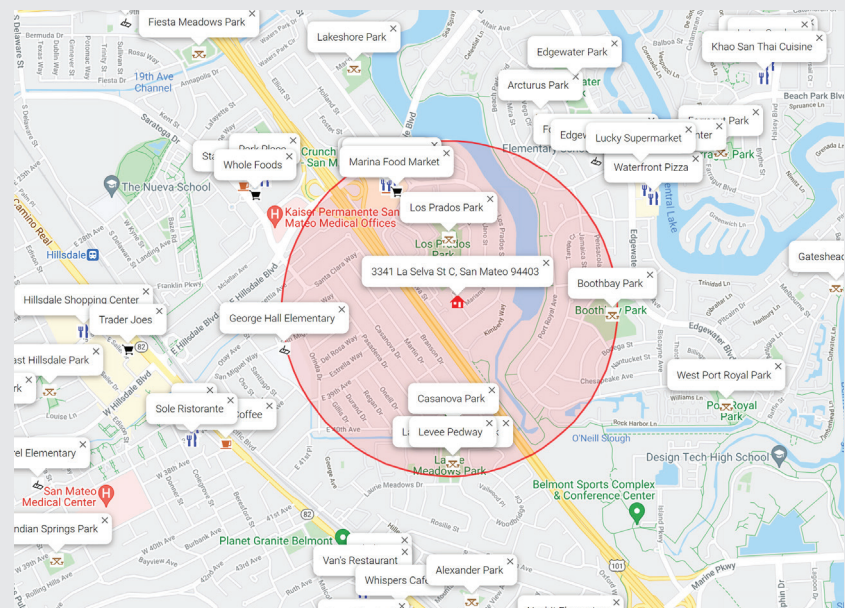
- Los Prados Park
- Marina Food Mkt
- Pho Little Saigon
- Hot Wok Cafe
- Myung Dong Tofu
- Ocha
- Boothbay Park

Moderate walk to:

- Park Place
- Whole Foods
- Starbucks
- Lucky Supermarket
- Edgewater Place Shopping
- Waterfront Pizza
- Cooking Papa
- Lakeshore Park

Short bike ride to:

- Hillsdale Shopping Center
- Downtown Belmont

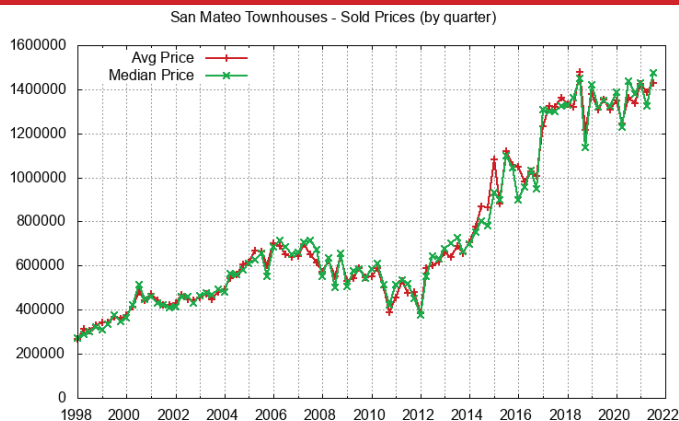


*Red circle marks 0.5 miles around 3341 La Selva St, San Mateo 94403

LOCAL REAL ESTATE TRENDS

Average and Median Home Price of San Mateo Townhouses Sold

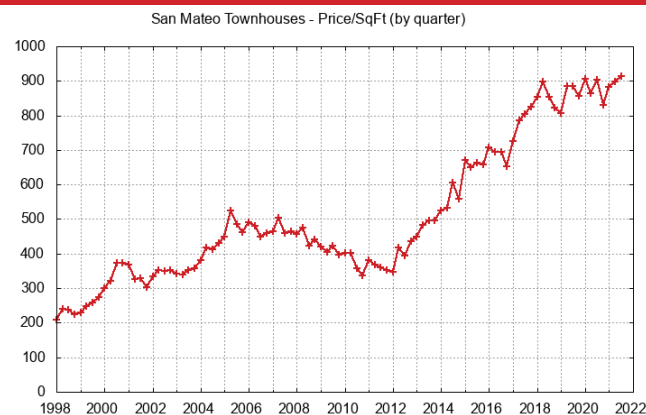
When trying to understand San Mateo neighborhood values for townhouses the first and most often real estate trend looked at is either average or median home sales price. The average price can be pushed up by a particularly expensive home being sold. Much less often an especially low price for one or 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.



Quarterly Average Price of San Mateo Townhouses Sold

Price Per Square Foot for San Mateo Townhouses Sold

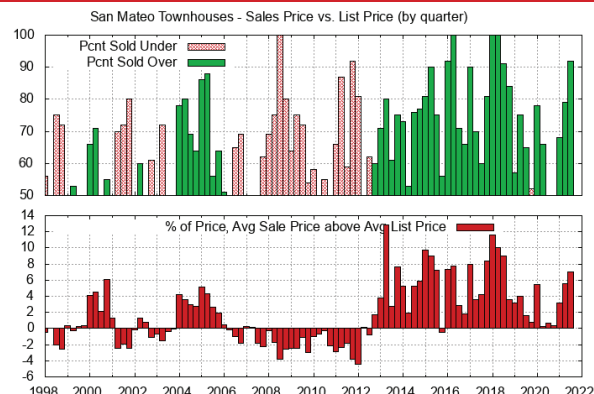
The sales price of a San Mateo townhouse is affected by its size. Looking at price per square foot gives a partial adjustment for differences between homes. Furthermore if you look at the average size of a San Mateo home sold you will see that it varies with time. Part of the variation is due to the 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.



Yearly Average Price Per Square Foot for San Mateo Townhouses Sold

Sales Price vs. List Price for San Mateo Townhouses

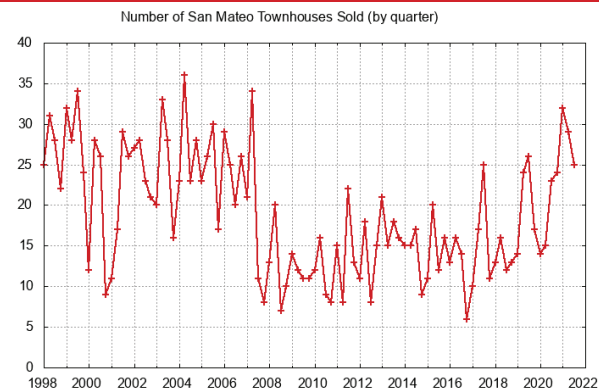
Home buyers and sellers want to know the typical relationship between list price and sales price. This relationship varies with city and time. The plots below show trends for this relationship using color coding which generally highlights changes in the market. More San Mateo homes being sold over list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



Quarterly Average Sales Price & List Price for San Mateo Townhouses Sold

Number of San Mateo Townhouses Sold

A quick estimate of how active the San Mateo real estate market is, can be found by looking at the number of homes 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.



Quarterly Number of Sales & Price Per Square Foot for San Mateo Townhouses 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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Team Leader/Broker

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Over 30 Years of Experience in 30+ Silicon Valley cities