



JLEE REALTY



1187 MANZANO WAY
SUNNYVALE

DELIGHTFUL HOME IN RESIDENTIAL AREA, LIGHT RAIL OR BIKE TO EMPLOYERS

This delightful home has wood and tile floors throughout. A large woodburning fireplace separates the living room from the dining room.

For low maintenance and low water usage the yards are covered with a wood chip mulch. You have ample space to create landscaping matching your dreams or whims. The backyard has a large patio and a garden workshop, .

For many people the greatest attraction is the easy access to Light Rail and many high-tech employers. Your car can sit un-used during workdays and your short commute won't make you frustrated. A short bike ride or moderate walk will get you to major Silicon Valley attractions including Great America and Levi Stadium.

This is a "you'll be happy" home.

3 bedrooms

2 bathrooms

Living space: 1,108 SQ.FT.

Lot size: 5,670 SQ.FT.

PRICE UPON REQUEST









G ROOM Open beam ceiling • Wood floor • Wood burning fireplace • Open to dining room





DINING ROOM

Open to kitchen • Tile floor • Fireplace





KITCHEN

Open to dining room • Polished stone counter tops • High tile backsplash



BACKYARD

Workshop



MASTER SUITE

Wood floor • Clerestory Windows

1187 MANZANO WAY • SUNNYVALE

Home Features

- Living space: 1,108 sq.ft.
- Lot size: 5,670 sq.ft.
- 3 bedrooms, 2 bathrooms
- Fairwood Elementary, Columbia Middle, Fremont High

Kitchen

- White appliances
- Free standing gas range
- Stained wood, raised panel, cabinets
- Polished stone counter tops
- High tile back splash
- Tile floor
- View of patio

Living Room

- Vaulted open beam ceiling
- Wood floor
- Wood burning fireplace, open to both living room and dining room

- View of front yard

Master Suite

- Open beam ceiling
- Wood floor
- Clerestory windows providing light and ventilation
- Sliding door closet
- White vanity with grey tile counter-top and ceramic sink
- Tile bathroom floor
- Walk-in shower

Exterior

- Ship-lap siding exterior with brick accent beneath living room window
- Mulched front yard with brick planter
- Fenced back yard with large patio and trees
- Garden workshop

NEARBY ATTRACTIONS

Short walk to:

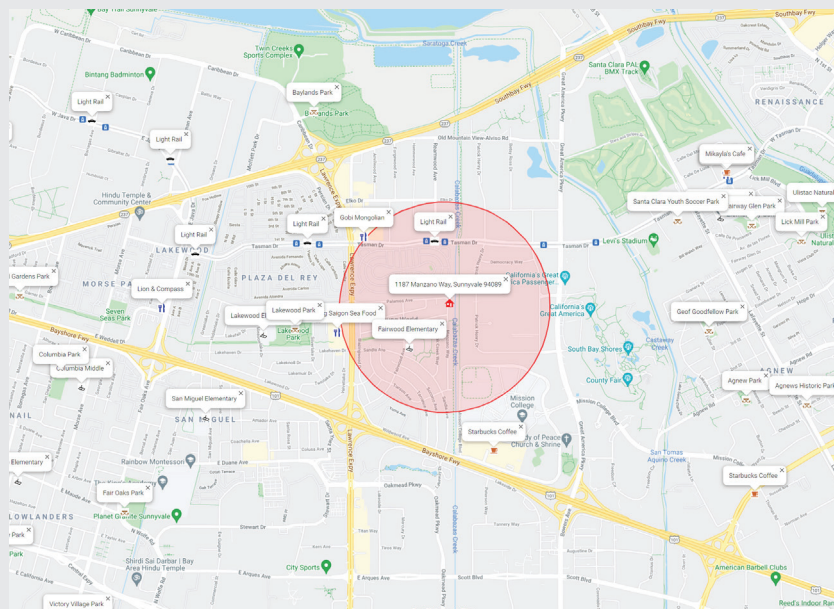
- Light Rail
- Gobi Mongolian
- Lakewood Park
- Hong Kong Saigon Sea Food
- Fairwood Elementary

Moderate walk to:

- Starbucks Coffee
- 1 Oz Coffee
- Mission College
- Baylands Park
- Great America
- Levi's Stadium

Short bike ride to:

- Many High Tech Employers

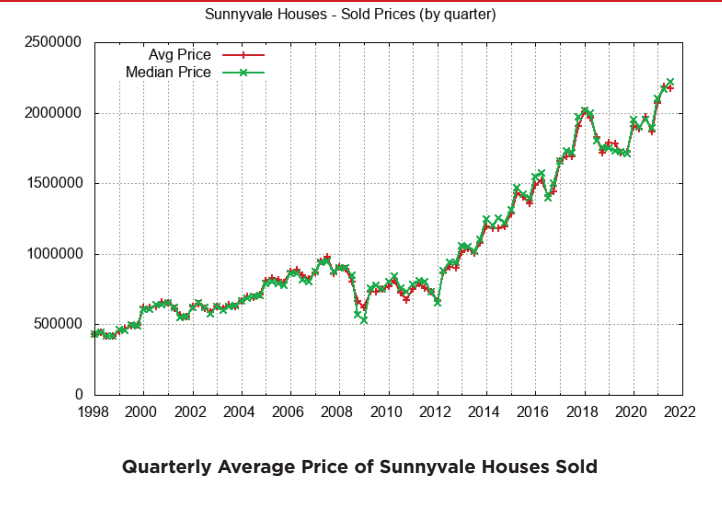


*Red circle marks 0.5 miles around 11877 Manzano Way, Sunnyvale 94089

LOCAL REAL ESTATE TRENDS

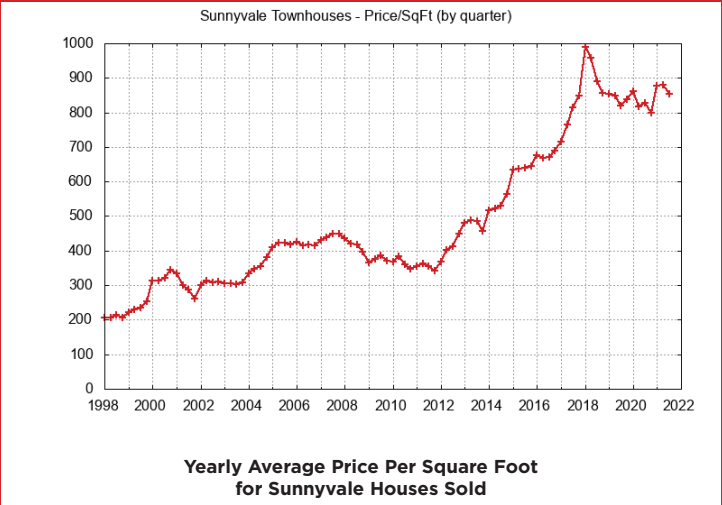
Average and Median Home Price of Sunnyvale Houses Sold

When trying to understand Sunnyvale 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.



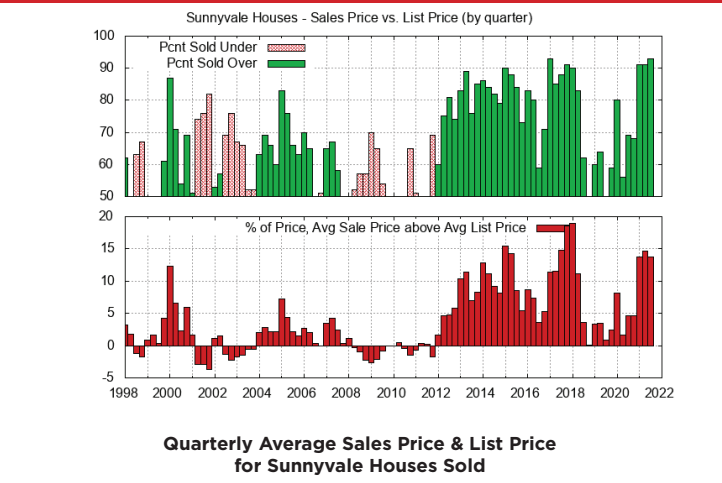
Price Per Square Foot for Sunnyvale Houses Sold

The sales price of a Sunnyvale 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 Sunnyvale 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.



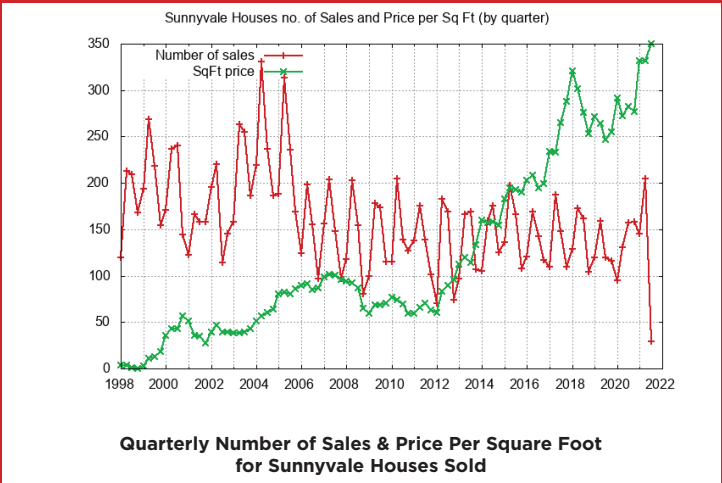
Sales Price vs. List Price for Sunnyvale Houses

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 Sunnyvale 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 Sunnyvale Houses Sold

A quick estimate of how active the Sunnyvale 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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李文房地產做的最好

Over 30 Years of Experience in 30+ Silicon Valley cities