

The Juliana Lee Team Presents

1187 MANZANO WAY

SUNNYVALE



JULIANA LEE
TEAM

HOME FEATURES

- 3 bedrooms
- 2 bathrooms
- 1,108 sq.ft. space
- Large patio
- Built 1958
- Near high-tech jobs

Walk to cafes & light-rail

Juliana Lee
BROKER

JLee Realty

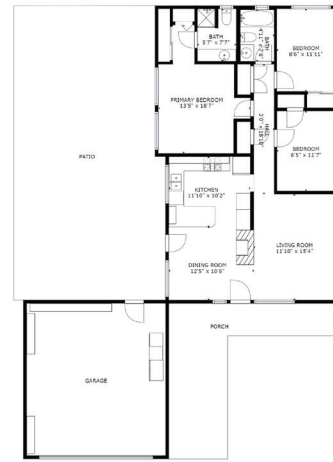
dre: 00851314 / 02103053

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This delightful home has wood and tile floors throughout. A large, white block, 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.



FLOOR 1
GROSS INTERNAL AREA
FLOOR 1: 1053 sq. ft.
TOTAL: 1053 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



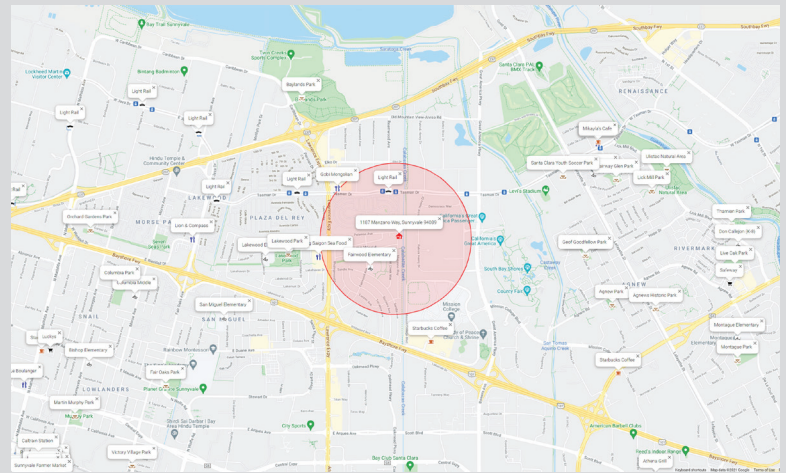
NEARBY ATTRACTIONS

Short walk to:

- Starbucks
- Jamba Juice
- Hobeys
- Honey Baked Ham
- Baja Fresh Mexican
- Fuki Sushi
- Rice Thai Cuisine
- Papa Johns Pizza
- Celia's Mexican
- Hong Kong Restaurant
- Briones Elementary
- Fletcher Middle School

Moderate walk to:

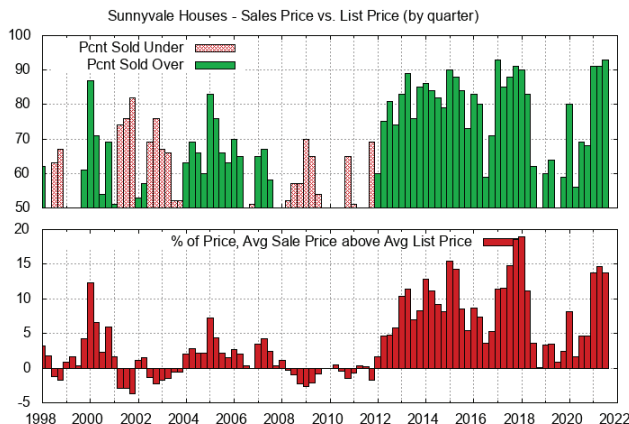
- Driftwood Deli
- Corner Bakery
- Hunan Garden
- Gunn High
- Chef Chu's
- Armadillo Willy's
- Pho Vi Hoa
- Safeway
- San Antonio Shopping Center



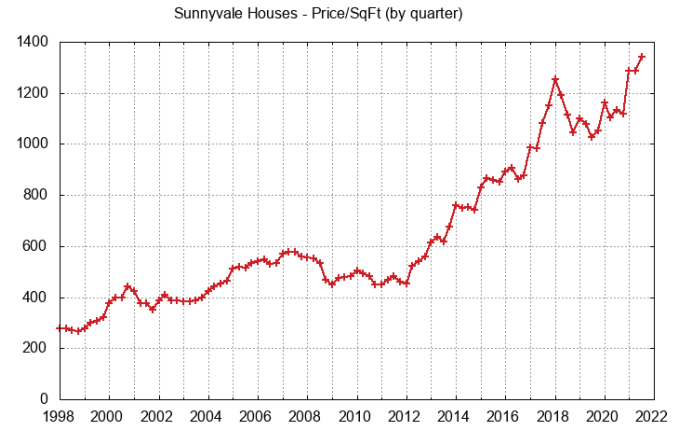
Red circle marks 0.5 miles around 1187 Manzano Way, Sunnyvale CA 94089

REAL ESTATE TRENDS

Sales Price vs. List Price for Sunnyvale Houses Sold



Price Per Square Foot for Sunnyvale Houses Sold







JLee Realty

4260 El Camino Real
Palo Alto, CA 94306

(Adjacent to Crowne Plaza Hotel)



virtual tour: julianalee.com/1187manzano

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