



JLEE REALTY



366 ALVAREZ COMMON
MILPITAS

BEAUTIFUL NEWER 3 BEDROOM, 2.5 BATH SINGLE-FAMILY HOME, GATED COMMUNITY

This delightful home provides you with a spacious modern kitchen, that has premium stainless steel appliances, ample beautiful stained wood recessed panel cabinets, plentiful granite countertops/workspace, hardwood flooring, and recessed lighting. The natural light filled dining room is open to the kitchen, separated by the kitchen island. To the side of the dining room, and open to it, is the living room with a gas fireplace, hardwood floors, and recessed lighting.

Also on the main floor, just off the foyer, is a mostly enclosed room which you could use as an office or family room. The top floor contains the 3 bedrooms, 2 bathrooms, and the laundry. The bottom floor provides you a gym or recreation room.

The gated community provides you many recreation opportunities including a pool, tennis court, basketball court, children's play area, and lawn area.

3 bedrooms
2.5 bathrooms
Living space: 1,487 SQ.FT.
Gated community

PRICE UPON REQUEST



Juliana Lee Team
650-857-1000

JulianaLee.com/366alvarez



JUVININHO
*Agradável
Digestivo
Refrescante*



GRANDE LICOR

EXCLUSIVO DE
Daniel Lapa
A DO MOREIRA 105-TEL. 31853-PORTO PORTUGAL





DINING ROOM

Recessed lighting • Hardwood floor • Open to kitchen





LIVING ROOM

Open to dining area • Hardwood floor • Fireplace

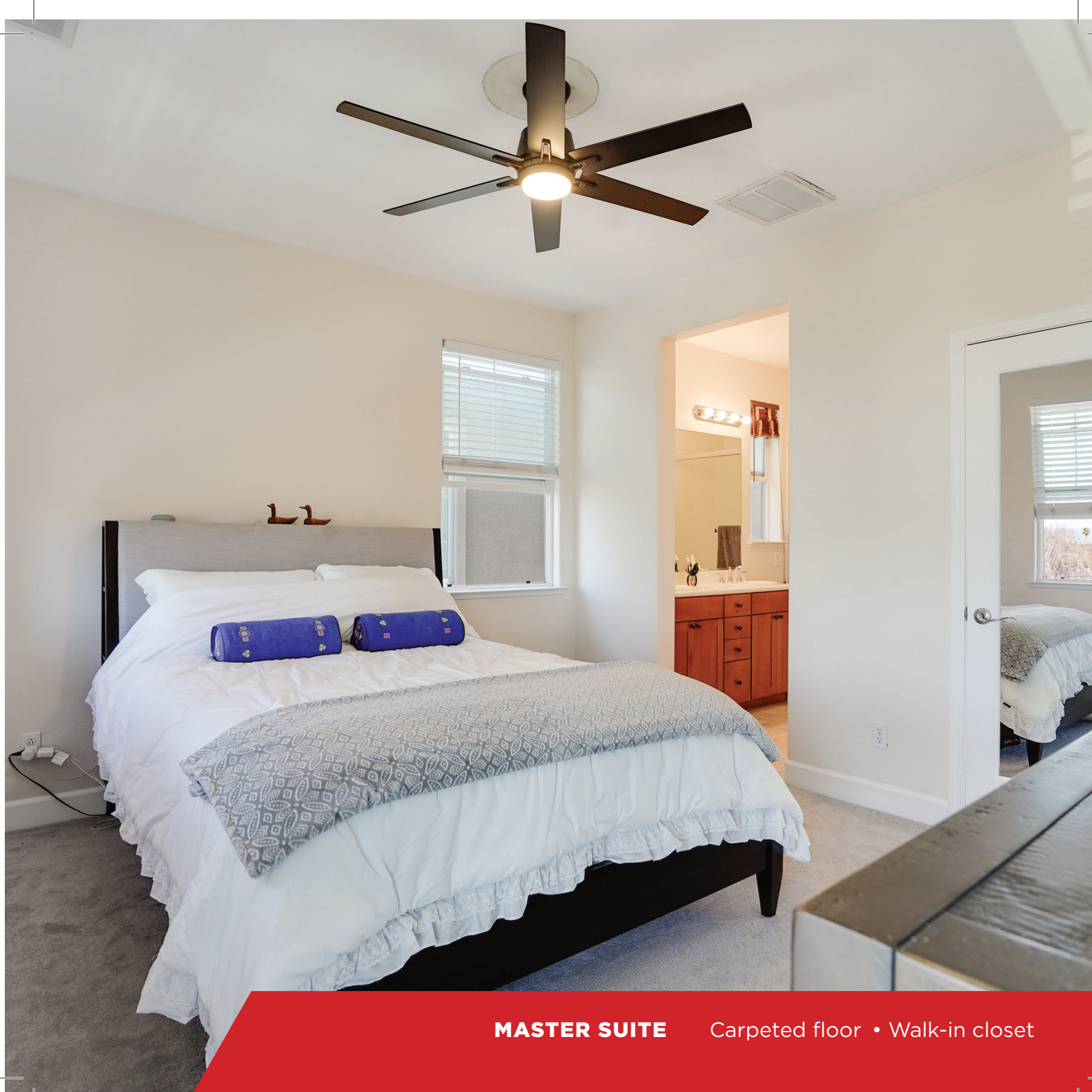




KITCHEN

Open to dining area • Granite counter tops • Hardwood floor





MASTER SUITE

Carpeted floor • Walk-in closet

366 ALVAREZ COMMON • MILPITAS

Home Features

- Living space: 1,988 sq.ft.
- Lot size: 1,487 sq.ft.
- 3 bedrooms, 2.5 bathrooms
- Separate living room & family room/office
- Central multi-zone AC
- High ceilings
- 2 car attached garage
- Zanker Elementary, Rancho Milpitas Middle, Milpitas High

Kitchen

- Stainless steel appliances
- Built-in gas range
- Stained wood recessed panel cabinets
- Granite counter tops
- High granite back splash
- Hardwood floor

Living Room

- Recessed lighting

- Hardwood floor
- Gas burning fireplace with polished stone tile surround
- Open to dining room
- View of common area

Master Suite

- Ceiling fan & light
- Carpeted floor
- Windows looking out to
- Walk-in closet
- Stained wood vanity with two sinks
- Tile bathroom floor
- Shower over tub with sliding glass doors

Exterior

- Landscaped front yard w patio and covered porch
- Community tennis court
- Community basketball court
- Community pool

NEARBY ATTRACTIONS

Short walk to:

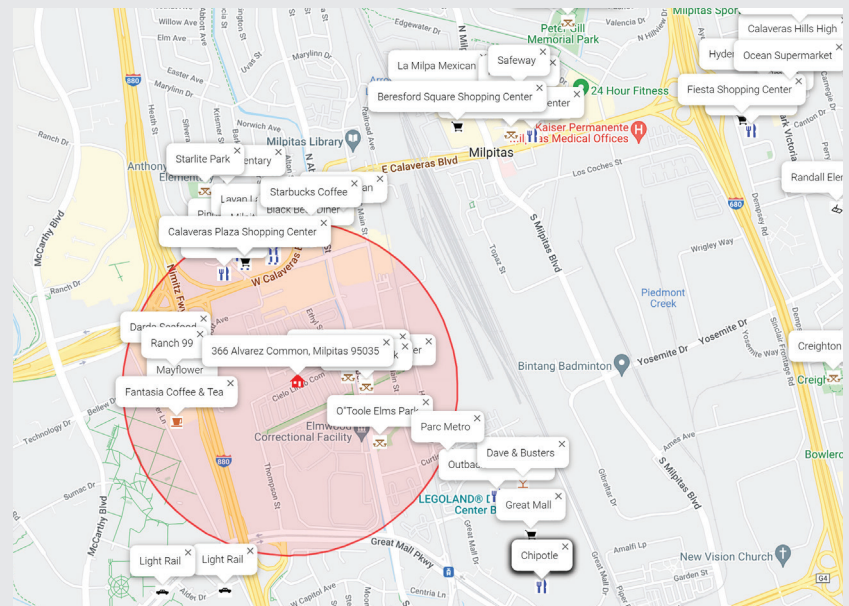
- Starbucks Coffee
- Light Rail
- Tom Evatt Park
- John McDermott Park
- Barbara Lee Senior Center
- O'Toole Elms Park
- Bombay Chaat House
- New King Eggroll
- Calaveras Plaza Shopping
- Black Bear Diner
- Swagat Indian
- Fantasia Coffee & Tea

Moderate walk to:

- Great Mall
- Outback Steakhouse
- Chipotle
- Jollibee
- Pho 90 Degree
- Milpitas Library
- Legoland
- Olive Garden Italian
- Mayflower Seafood
- Darda Seafood
- Ranch99

Short bike ride to:

- Beresford Square
- Milpitas Community Center
- Safeway

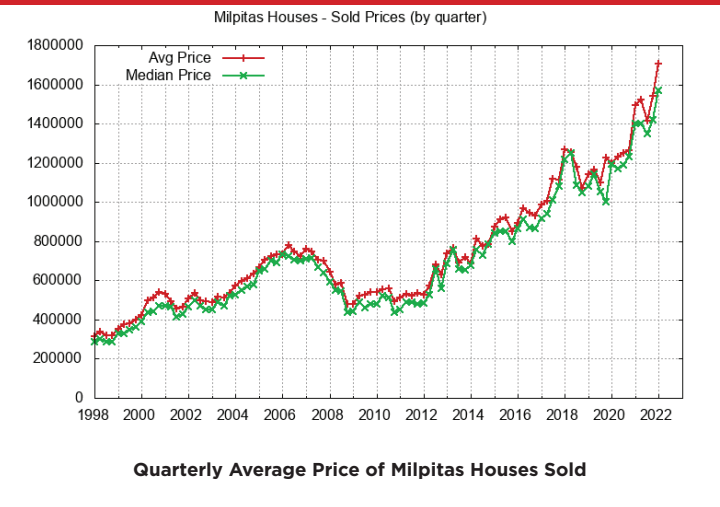


*Red circle marks 0.5 miles around 366 Alvarez Common, Milpitas 95053

LOCAL REAL ESTATE TRENDS

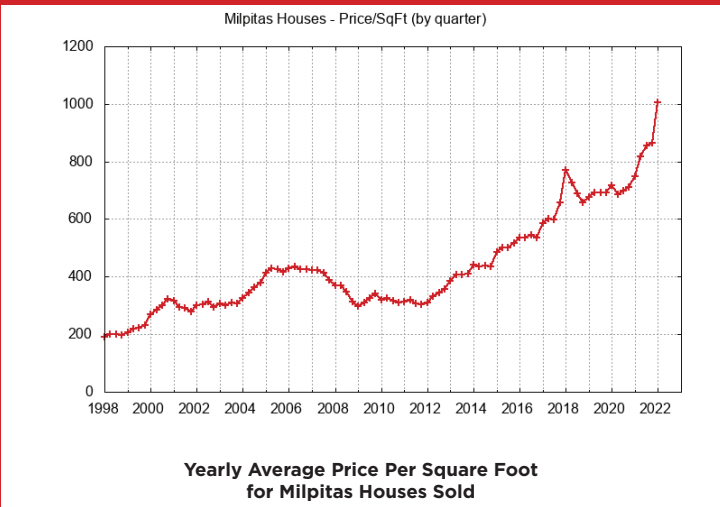
Average and Median Home Price of Milpitas Homes Sold

When trying to understand Milpitas 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.



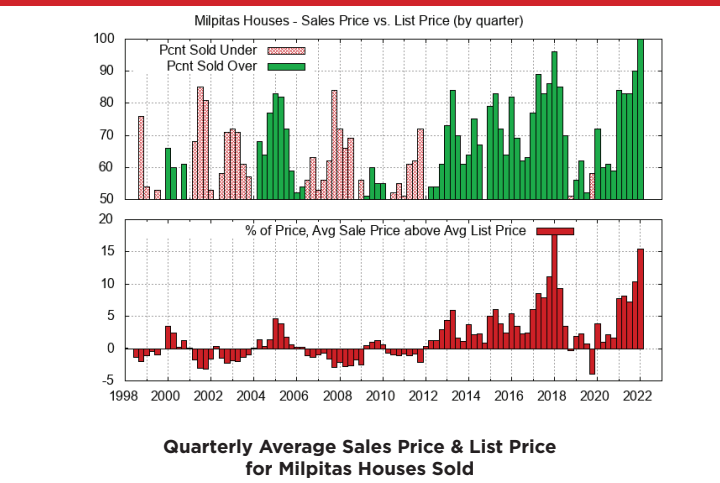
Price Per Square Foot for Milpitas Homes Sold

The sales price of a Milpitas 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 Milpitas 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.



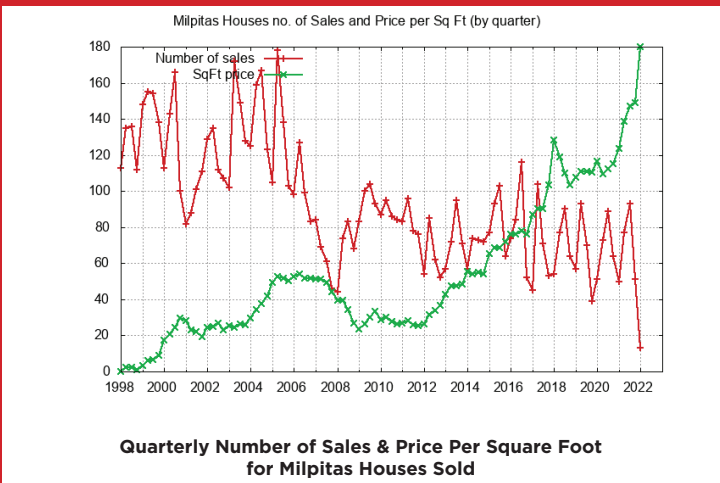
Sales Price vs. List Price for Milpitas Homes

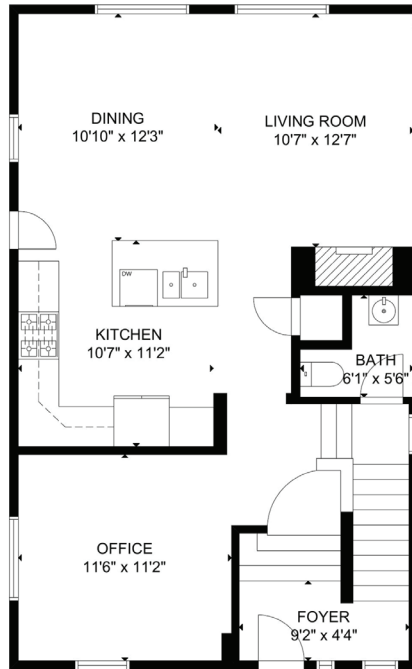
Home buyers and sellers want to know the typical relationship between list price and sales price. This relationship varies with city and time. The plots below show trends for this relationship using color coding which generally highlights changes in the market. More Milpitas homes being sold over list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

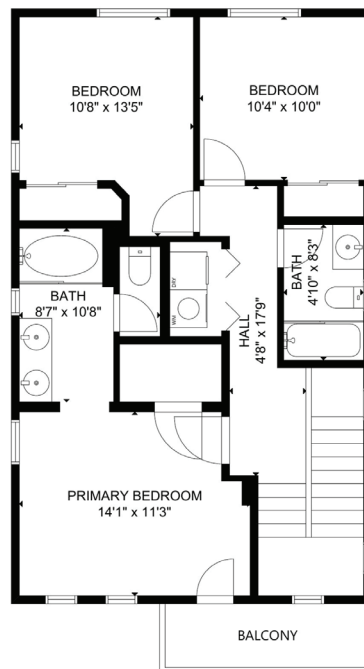
A quick estimate of how active the Milpitas real estate market is, can be found by looking at the number of home sold. Locally there is a strong seasonal change in the number of homes sold. The lowest number of homes sold typically occurs around December & January. The highest number of homes sold typically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





FLOOR 2

GROSS INTERNAL AREA
TOTAL: 1,733 sq ft
FLOOR 1: 240 sq ft, FLOOR 2: 744 sq ft
FLOOR 3: 749 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 3

GROSS INTERNAL AREA
TOTAL: 1,733 sq ft
FLOOR 1: 240 sq ft, FLOOR 2: 744 sq ft
FLOOR 3: 749 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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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