



JLEE REALTY



756 CREEKLAND CIR
SAN JOSE

WONDERFUL 3 BEDROOM, 2.5 BATH HOME NEAR PARK WITH 4 MILE TRAIL. SAN JOSE

This single family home is attached to the other half of a “duplex” located at the back of a small development, and separated from the Penitencia Creek County Park by a green belt and an iron fence.

Its modern kitchen features granite counter tops, white recessed panel cabinets, a smooth top electric range, and more. The dining area is open to both the kitchen and the living room, and has a sliding glass door leading out to the backyard patio. The living room has a wood plank style floor and fireplace with a white brick surround.

The location is near a 4 mile trail making it an ideal place for those who want a scenic escape close to home or those who want to take a simple walk as a family activity.

3 bedrooms
2.5 bathrooms
Living space: 1,492 SQ.FT.
Fenced backyard patio

PRICE UPON REQUEST



Juliana Lee Team
650-857-1000

JulianaLee.com/756creeklandcir







DINING ROOM

Glass door to patio • Wood plank laminate floor • Open to kitchen





LIVING ROOM Open to dining area • View of yard • White brick fireplace





KITCHEN

Smooth electric counter top • Granite counter tops • Breakfast bar





MASTER SUITE

Two sliding door closets • Vaulted ceiling • View over backyard

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Home Features

- Living space: 1,492 sq.ft.
- Lot size: approx 30' x 98' see assessors map
- 3 bedrooms, 2.5 bathrooms
- Central AC
- New roof 2018
- Attached 2 car garage
- Vinci Park Elementary, Piedmont Middle, Independence High

Kitchen

- Stainless steel appliances
- Free standing, smooth top, electric range with high granite backsplash
- White recessed panel cabinets
- Granite counter tops
- Granite back splash, high behind range
- Tile floor

Living Room

- Wood plank laminate floor

- Wood burning fireplace with white brick surround
- View of fenced backyard
- Open to dining room
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Master Suite

- Vaulted ceiling
- Carpeted floor
- Windows looking out over backyard
- Two sliding door closets
- White raised panel vanity with white synthetic counter-top and recessed sink
- Tile bathroom floor
- Walk-in shower with sliding glass doors

Exterior

- Stucco exterior
- Fenced back yard with large patio
- Adjacent to Penitencia Creek County Park

NEARBY ATTRACTIONS

Short walk to:

- Starbucks
- Claw Shack
- 7 leaves Cafe
- Pekoe Bubble Tea
- King Egg Roll
- Lai Rai Vietnamese
- El Buen Gusto Taqueria
- Jasmine Thai
- Bill's Cafe
- Tacos San Jose
- Penitencia Creek County

- El Pan Dulce Bakery
- Plata Arroyo Park

Short bike ride to:

- Vinci Park Elementary School
- Piedmont Middle School
- Independence High School

Moderate walk to:

- Overfelt Gardens
- Mc Kee Oriental Market
- Chavez Supermarket
- My Pho Noodle House

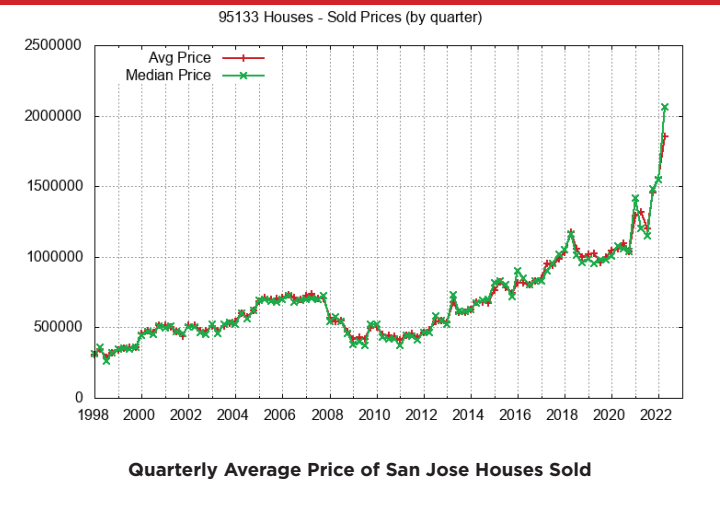


*Red circle marks 0.5 miles around 756 Creekland Cir, San Jose 95133

LOCAL REAL ESTATE TRENDS

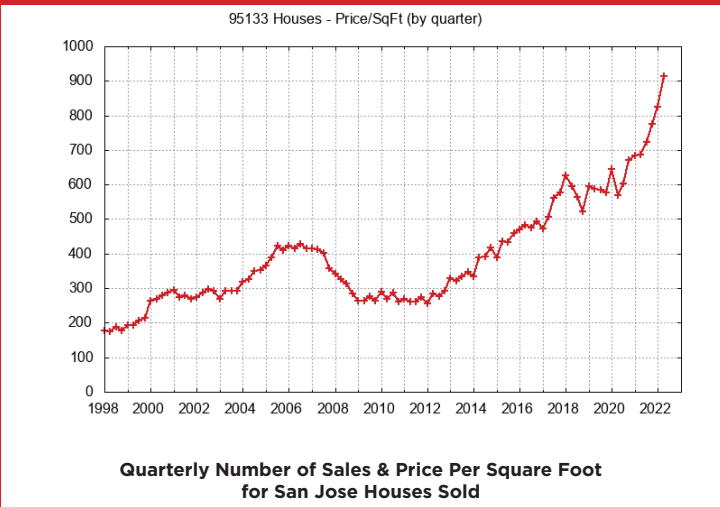
Average and Median Home Price of San Jose Homes Sold

When trying to understand San Jose home prices, the first and most often real estate trend looked at is either average sale price or median home sale price. The average price can be pushed up by a particularly expensive home being sold. Much less often an especially low price for several homes can push the average price down. By looking at both average and median home prices, a quick judgment can be made about any unusually high or low prices



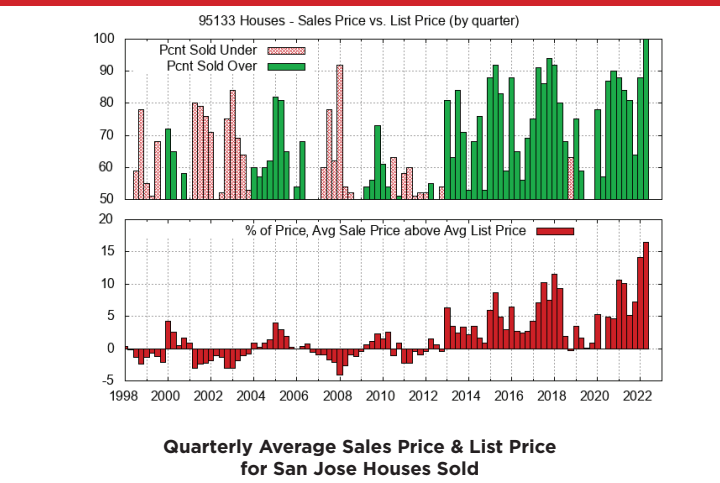
Price Per Square Foot for San Jose Homes Sold

The sales price of a San Jose house is affected by its size. Looking at price per square foot gives a partial adjustment for differences between houses. Furthermore if you look at the average size of a San Jose house sold you will see that it varies with time. Part of the variation is due to the random nature of which houses are being sold but there tends to be an increase in the size with time because when a house is replaced with a newer house, the newer house is almost always larger.



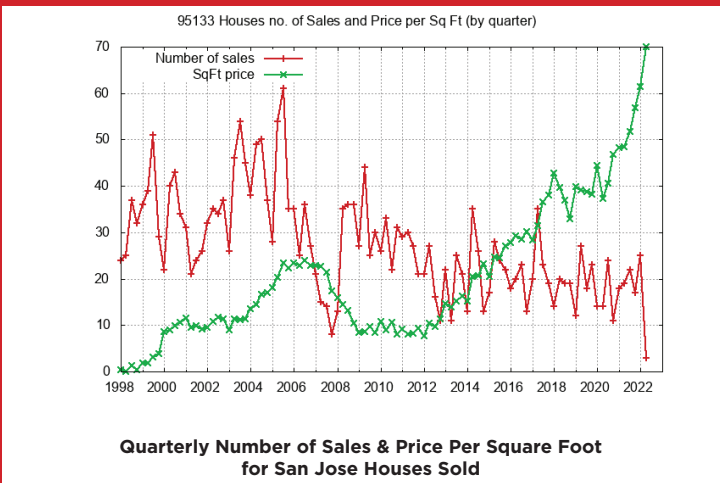
Sales Price vs. List Price for San Jose Homes

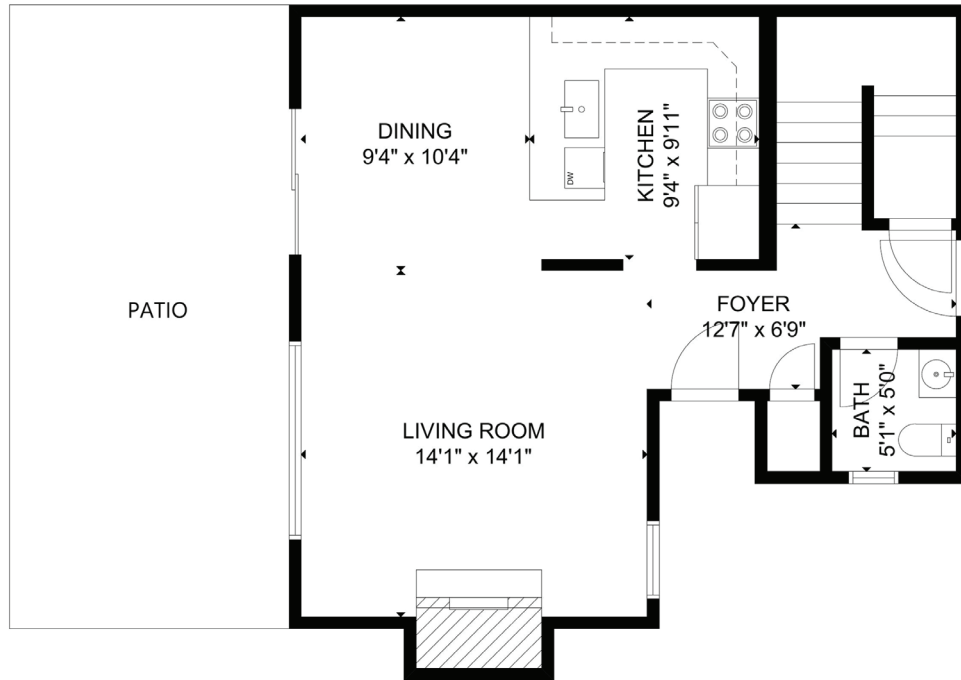
Home buyers and sellers want to know the typical relationship between list price and sales price. This relationship varies with city and time. The plots below show this relationship San Jose houses using color coding which generally highlights changes in the market. More San Jose homes being sold over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

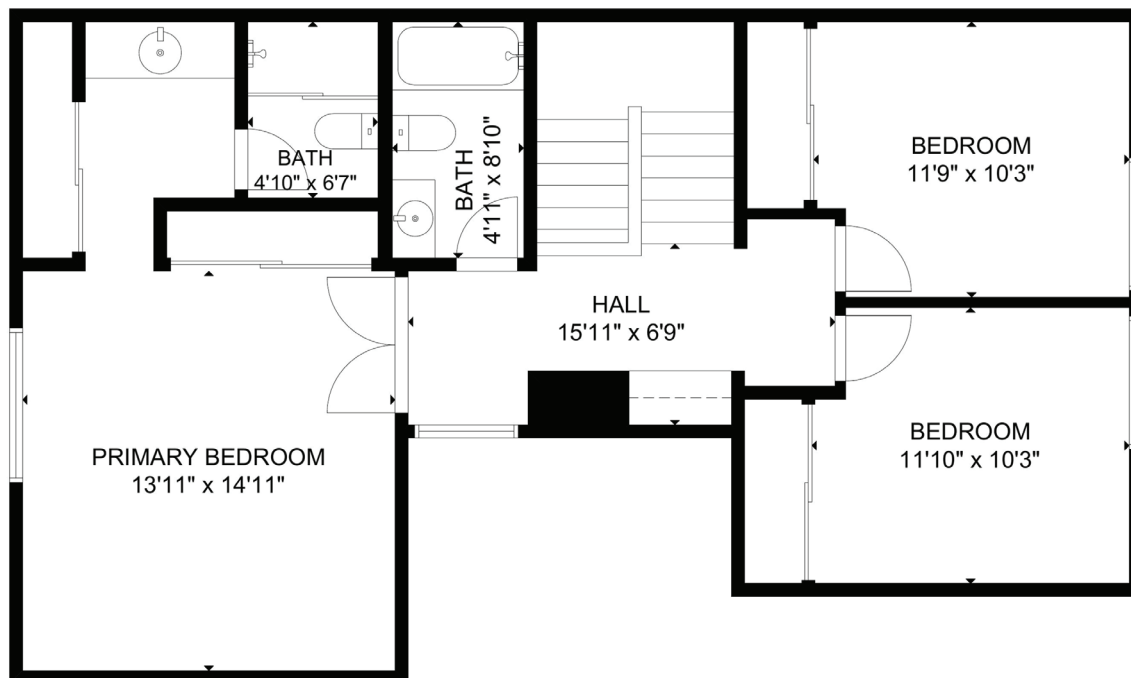
A quick estimate of how active the San Jose real estate market is can be found by looking at the number of houses sold. Locally there is a strong seasonal change in the number of houses sold. The lowest number of houses sold typically occurs around December & January. The highest number of houses sold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





FLOOR 1

GROSS INTERNAL AREA
TOTAL: 1,402 sq ft
FLOOR 1: 571 sq ft FLOOR 2: 831 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
TOTAL: 1,402 sq ft
FLOOR 1: 571 sq ft FLOOR 2: 831 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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Over 30 Years of Experience in 30+ Silicon Valley cities