



JLEE REALTY



1727 EBERHARD STREET
SANTA CLARA

BEAUTIFULLY UPDATED SANTA CLARA RANCH STYLE HOME!

Stepping inside this home, you will almost think you've entered a new house. The finishes and materials are beautiful. The semi-open floor plan will make you feel you have plentiful space to enjoy, but also areas where you can have your own space for your own interests.

A fireplace in the living room provides a cozy atmosphere when it is cooler, while a wall of glass invites you to enjoy the sheltered patio at the back. The kitchen and dining area have been created in the "great-room" style. A simple island separates the dining area from the cooking area. Built-in cabinets line the walls into the dining area. The room is filled with natural light from both a skylight and from double-wide french doors. Recessed lighting provides plentiful light at night.

3 bedrooms

2 bathrooms

Living space: 1,671 SQ.FT.

Large patio and fenced backyard

\$1,850,000



Juliana Lee Team
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LIVING ROOM

Recessed lighting • Wood flooring • Gas burning fireplace





DINING AREA

Open to kitchen, patio and backyard





KITCHEN

Open to dining area • Granite counter tops • Wood flooring





PRIMARY SUITE

Backyard access • Walk-in closet

1727 EBERHARD STREET • SANTA CLARA

Home Features

- Living space: 1,671 sq.ft.
- Lot size: 6,800 sq.ft.
- 3 bedrooms, 2 bathrooms
- Separate laundry room
- Large patio and private backyard
- Gas heating and central A/C
- Scott Lane Elementary, Buchser Middle School and Santa Clara High

Kitchen

- Stainless steel appliances
- Double built-in ovens
- Gas cooktop
- Black granite counter tops
- High granite back splash

Living Room

- Recessed lighting
- Modern hand-hewn look wood plank flooring
- Corner fireplace set on black granite stone platform

- View of front yard and backyard patio

Master Suite

- Wood laminate flooring
- Walk-in closet
- White recessed panel vanity with granite counter top and dual recessed sinks
- Tile bathroom floor
- Frameless glass door walk-in shower

Garage

- Attached 2 car garage
- Some additional shelving for storage

Exterior

- Stucco exterior
- Paver driveway and walk ways
- Landscape-ready front yard
- Private fenced backyard

NEARBY ATTRACTIONS

Short walk to:

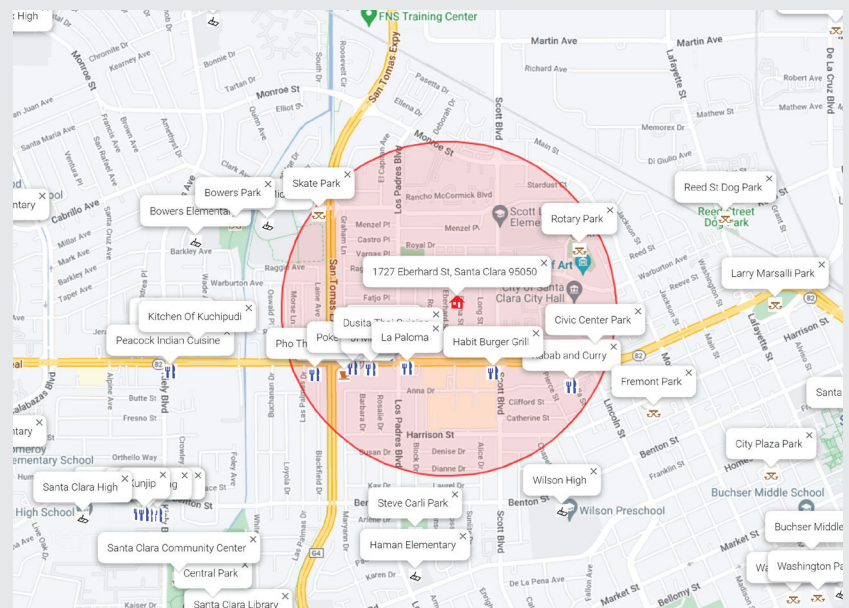
- Burma Bistro
- New India Bazar
- Kimoo Martial Arts
- Warburton Swim Center
- Tradishes
- Skechers Warehouse Outlet
- Dusita Thai Cuisine
- Las Flamas
- Swaraj India

Moderate walk to:

- Poke Poke Fish Bar
- Noah's NY Bagels
- Starbucks
- Blurr Kitchen
- La Paloma
- Peet's Coffee
- Walgreens
- Panera Bread

Short bike ride to:

- Mexitamalli, MoDoHawaii, Kabab and Curry's

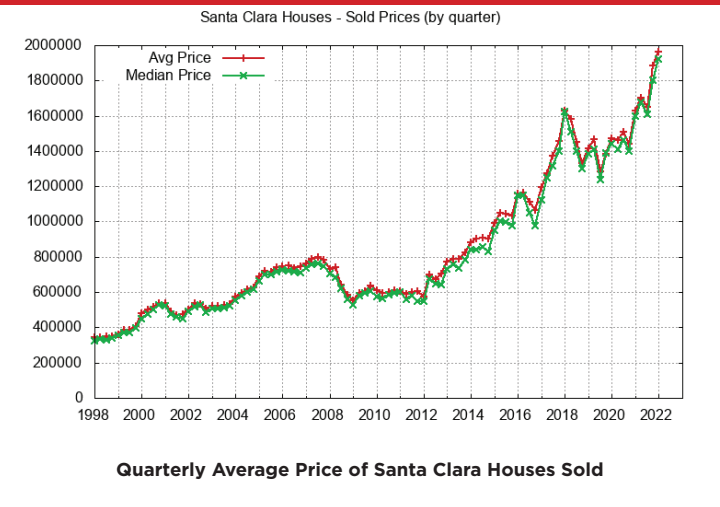


*Red circle marks 0.5 miles around 1727 Eberhard Street, Santa Clara, CA 95050

LOCAL REAL ESTATE TRENDS

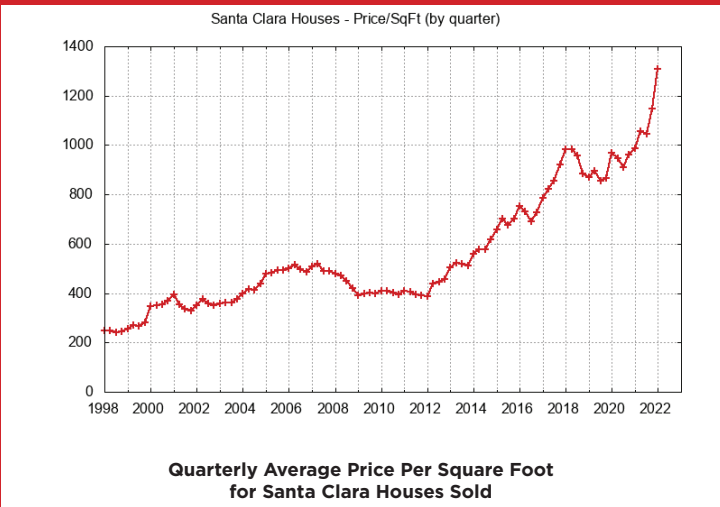
Average and Median Home Price of Santa Clara Homes Sold

When trying to understand Santa Clara 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.



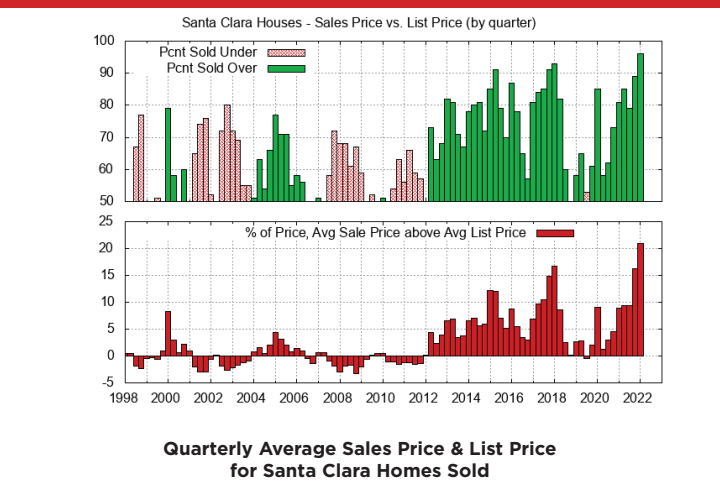
Price Per Square Foot for Santa Clara Homes Sold

The sales price of a Santa Clara 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 Santa Clara 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.



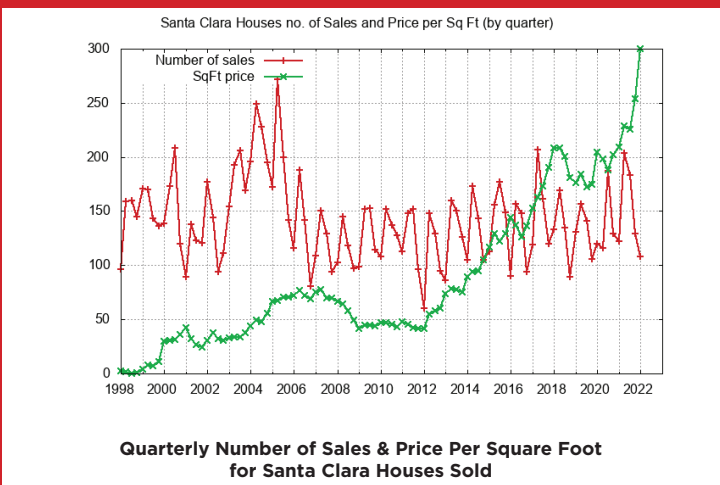
Sales Price vs. List Price for Santa Clara Homes

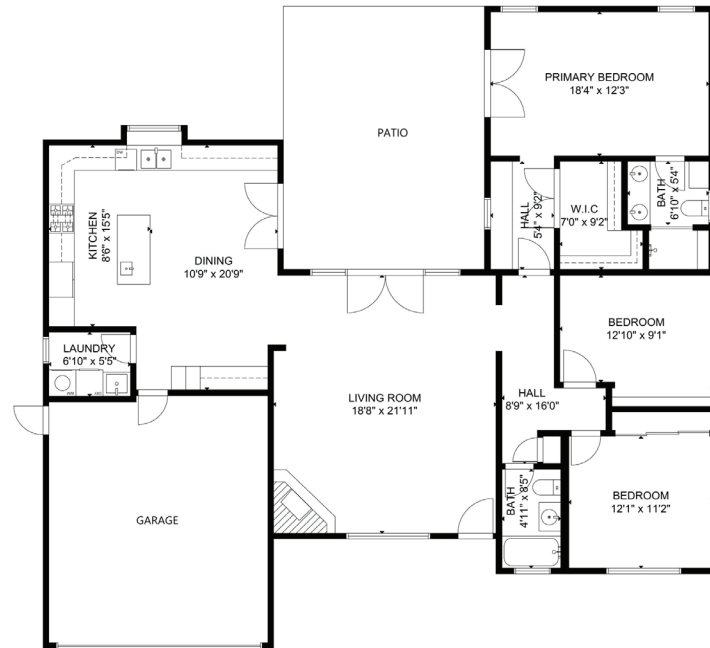
Home buyers and sellers want to know the typical relationship between list price and sales price. This relationship varies with city and time. The plots below show trends for this relationship using color coding, which generally highlights changes in the market. More Santa Clara homes being sold over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

A quick estimate of how active the Santa Clara 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 and 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 1

GROSS INTERNAL AREA
TOTAL: 1,676 sq ft
FLOOR 1: 1,676 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."



Juliana Lee 李文

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李文房地產做的最好

Over 30 Years of Experience in 30+ Silicon Valley cities