



JLEE REALTY



1615 MARINA CT #C
SAN MATEO

DELIGHTFUL TRANQUIL 2-STORY TOWN- HOUSE WITH PRIVATE PATIO

This delightful townhouse is located on a small peninsula jutting out into Seal Slough. The nearby shoreline trails and Lakeshore Park provide many opportunities to get out and enjoy your neighborhood. Your own private patio is sheltered from winds by a U-shaped building arrangement. Although no through traffic is nearby, you have easy access to 92 and 101. Shuttle service to Caltrain makes it so you can leave your car at home if you choose to. Homes in this Marina Gardens area are only occasionally available.

The first floor of this delightful townhouse provides you with an 18' x 14' living room open to the dining room. A large window looking out to the front fills the living room with natural light. The dining room is open to the kitchen and has a sliding glass door leading out to your private patio. New engineered vinyl plank flooring on the 1st floor is durable and easy to clean but provides you with a warm traditional ambiance.

3 bedrooms

1 bathrooms

Living space: 1,093* SQ.FT.

Private fenced patio

PRICE UPON REQUEST



Juliana Lee Team
650-857-1000

JulianaLee.com/1615marinactc



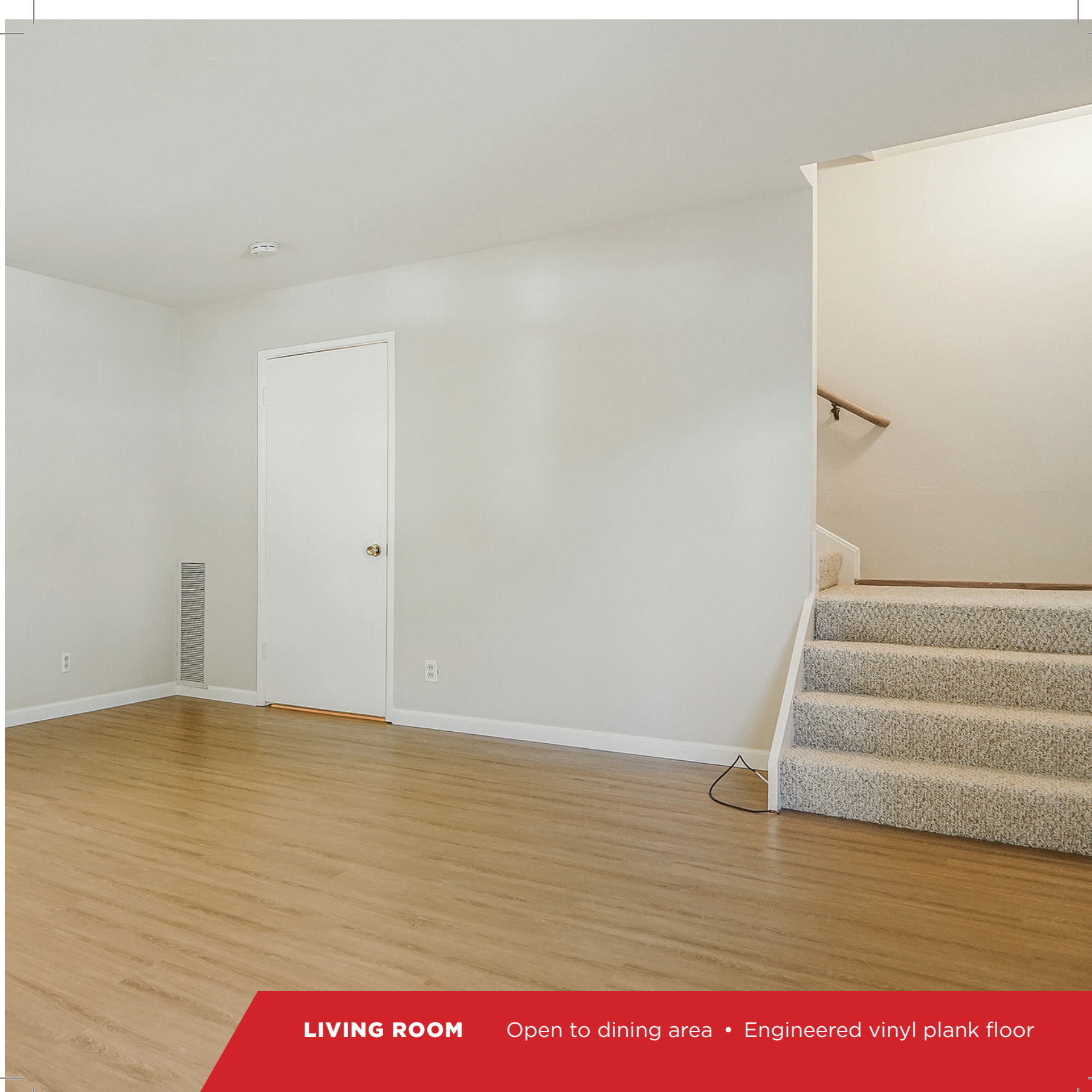




DINING ROOM

Overhead lighting • Engineered vinyl plank floor • Open to kitchen

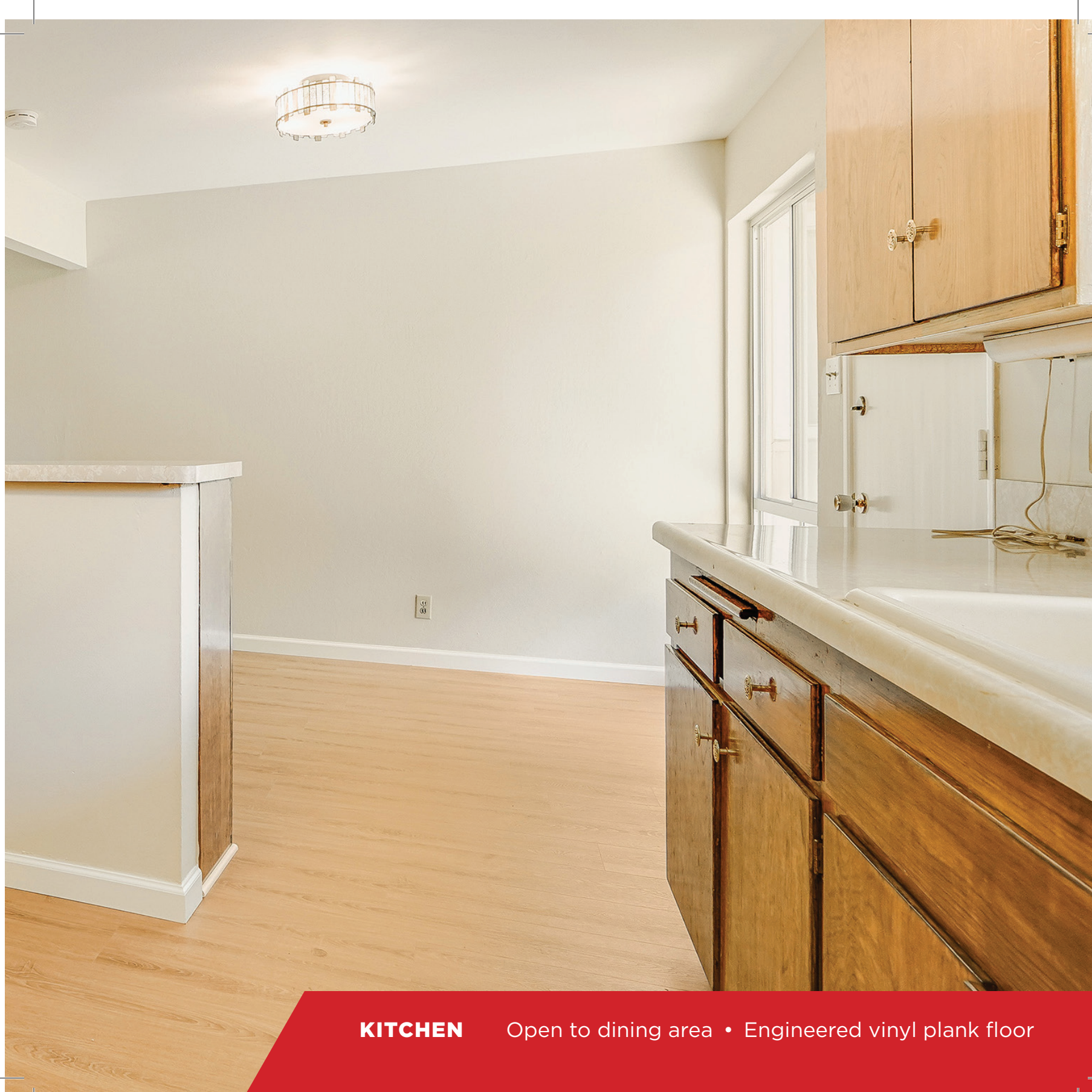




LIVING ROOM

Open to dining area • Engineered vinyl plank floor

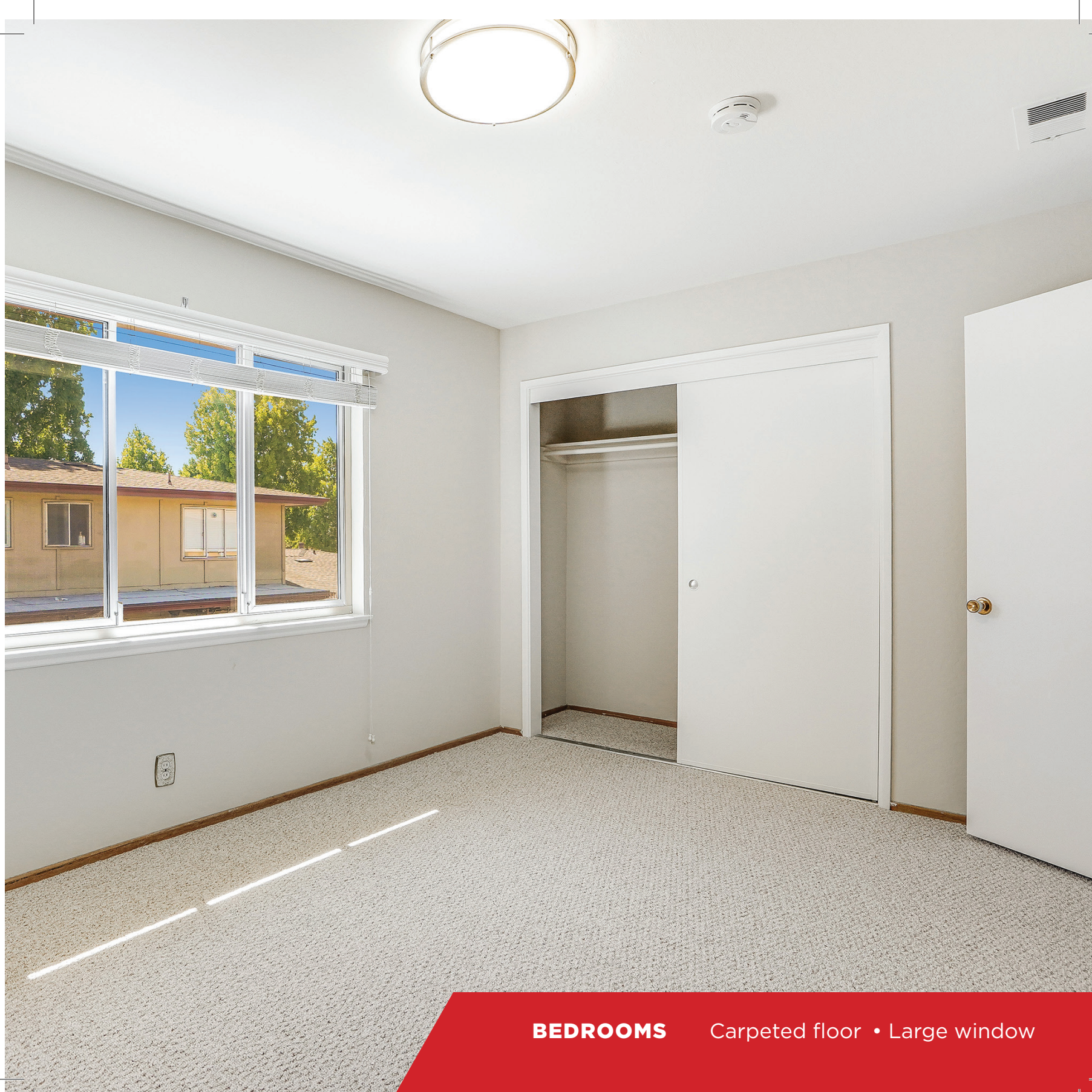




KITCHEN

Open to dining area • Engineered vinyl plank floor





BEDROOMS

Carpeted floor • Large window

1615 MARINA CT #C • SAN MATEO

Home Features

- Living space: 1,093 sq.ft. (floor plan), 1,054 sq.ft. (Realist)
- 3 bedrooms, 1 bathrooms
- Very short walk to Lakeshore Park
- Bayside Academy (Elementary), Bayside Academy (Middle), Hillsdale High
- 1 carport spot, open spaces in parking lot, street parking

Kitchen

- Brown electric appliances
- 4-burner electric cooktop
- Wall mounted oven
- Stained wood cabinets
- Formica counter tops
- Low back splash
- New easy to clean engineered vinyl plank floor

Living Room

- New easy to clean vinyl plank floor

- Open to dining room
- View of the front yard and also the patio outside of the dining room

Bedrooms

- Located on second floor
- 6' wide windows
- New Carpeted floors
- Forced air heating

Exterior

- Double pane windows
- Landscaped common area front yard with shrubs and lawn
- Fenced private back yard patio
- Storage near carport
- Community pool
- Picnic tables, basketball court, baseball field, children's play area and beach at nearby Lakeshore Park

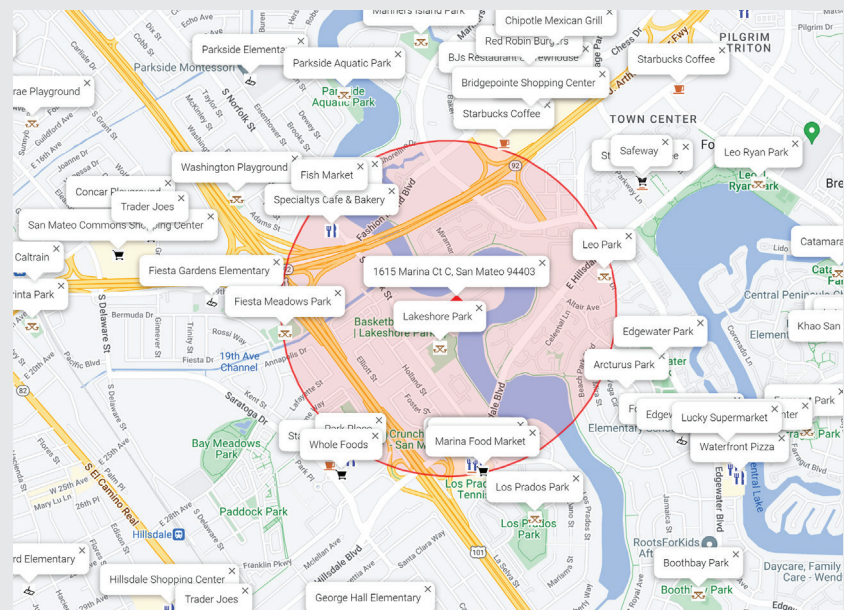
NEARBY ATTRACTIONS

Short walk to:

- Lakeshore Park
- Apple Fritter
- The Fish Market
- San Mateo Public Library
- Marina Food
- Marina Deli
- Sheng Kee Bakery
- Hot Wok Cafe
- Street Food Cafe
- Lobster Chef
- Inshou Japanese Cuisine
- Pupuseria La Casita

Moderate walk to:

- Bridgepointe Shopping Center
- Lazy Dog Restaurant
- BJ's Restaurant & Brewhouse
- The Habit Burger Grill
- Panera Bread
- Chipotle Mexican Grill
- Panda Express
- San Mateo Commons Shopping Center
- Mendocino Farms
- Poke House
- Peet's Coffee
- WFM Coffee Bar
- Whole Foods Market
- Village Hummus
- Starbucks

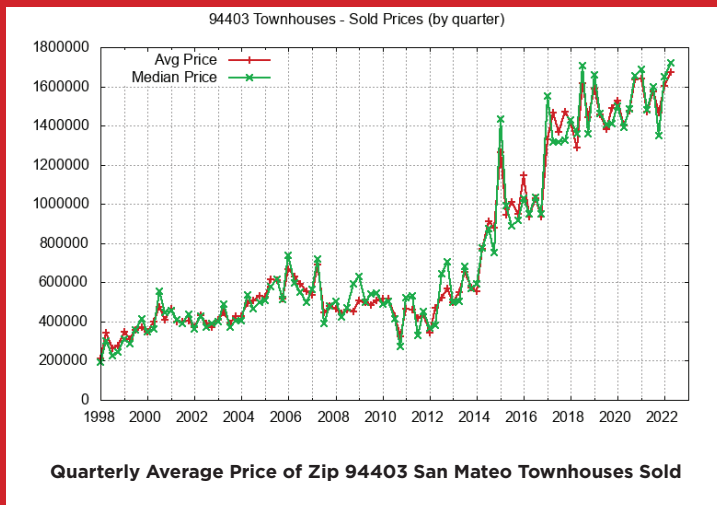


*Red circle marks 0.5 miles around 1615 Marina Ct, San Mateo 94403

LOCAL REAL ESTATE TRENDS

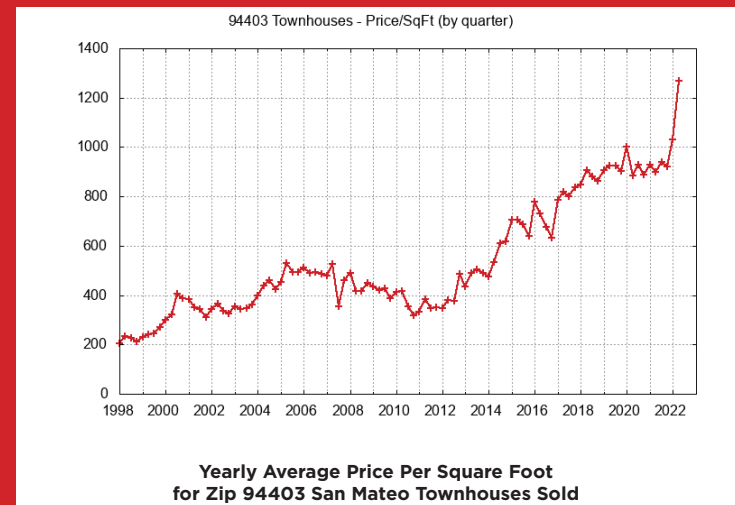
Average and Median Home Price of San Mateo Townhouses Sold

When trying to understand San Mateo 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.



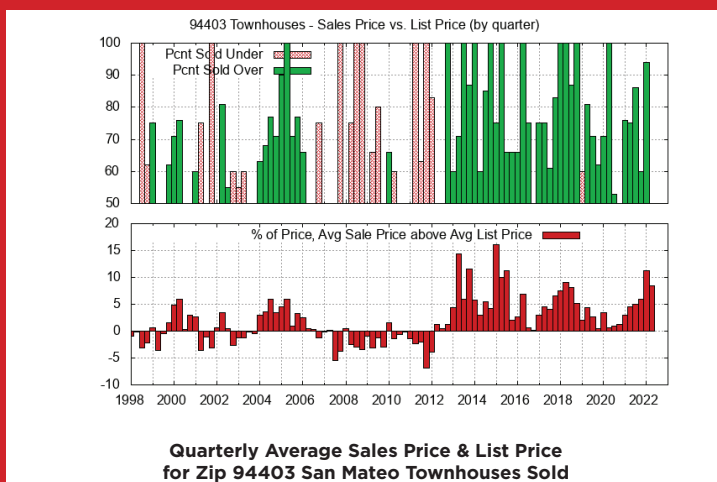
Price Per Square Foot for San Mateo Townhouses Sold

The sales price of a San Mateo 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 San Mateo 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.



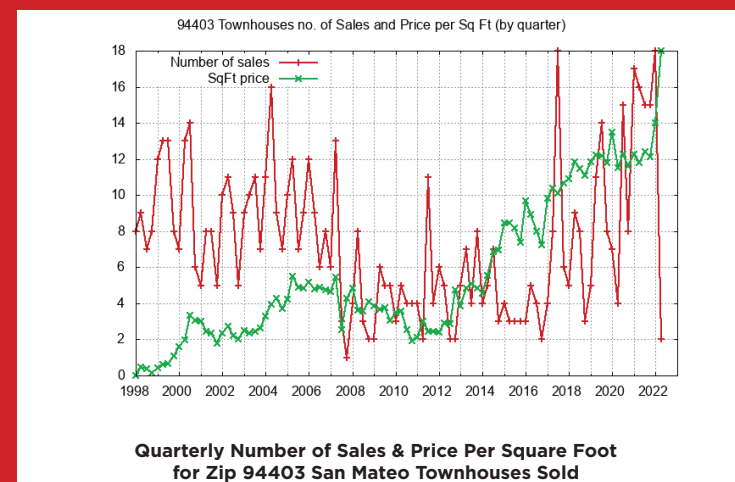
Sales Price vs. List Price for San Mateo Townhouses

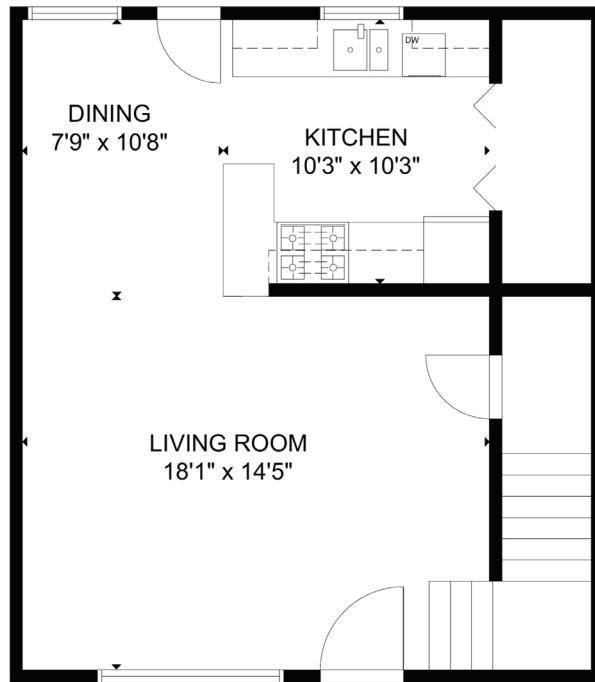
Home buyers and sellers want to know the typical relationship between list price and sales price. This relationship varies with city and time. The plots below show trends for this relationship using color coding which generally highlights changes in the market. More San Mateo homes being sold over list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

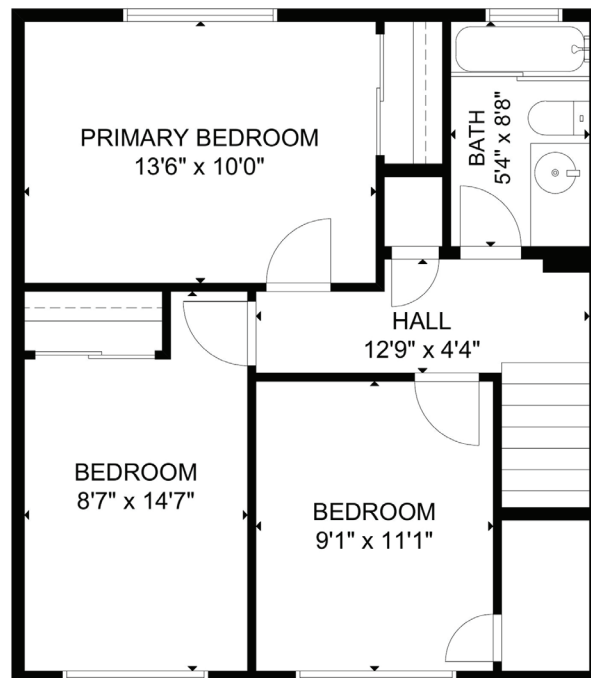
A quick estimate of how active the San Mateo real estate market is, can be found by looking at the number of home sold. Locally there is a strong seasonal change in the number of homes sold. The lowest number of homes sold typically occurs around December & January. The highest number of homes sold typically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





FLOOR 1

GROSS INTERNAL AREA
TOTAL: 1,093 sq ft
FLOOR 1: 553 sq ft, FLOOR 2: 540 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 2

GROSS INTERNAL AREA
TOTAL: 1,093 sq ft
FLOOR 1: 553 sq ft, FLOOR 2: 540 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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JLEE REALTY

4260 El Camino Real,
Palo Alto, CA 94306

JulianaLee.com | 650.857.1000 | homes@julianalee.com

"I believe honesty, integrity, hard work, commitment and creativity are all necessary to craft a truly successful real estate transaction."



Juliana Lee 李文

MBA/LL.B.

Team Leader/Broker

dre# 00851314/ 02103053

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Over 30 Years of Experience in 30+ Silicon Valley cities