



JLEE REALTY



49 SHOWERS DR #C456
MOUNTAIN VIEW

FABULOUS 3 BEDROOM TOWNHOME NEAR SAN ANTONIO SHOPPING CENTER!

This fabulous 3 bedroom, 2.5 bath townhome of 1,519 square feet situated in the popular Old Mill complex is one you won't want to miss! As you enter the home, you will be drawn in by the open and thoughtful layout and contemporary design throughout. The dining area is conveniently located off of the beautifully designed kitchen and provides easy access to a lovely patio that is perfect for relaxing and entertaining!

Upstairs, you will find a gorgeous primary suite, 2 well sized bedrooms and a shared balcony space for additional tranquility. You will also enjoy the added convenience of a 2 car garage and in unit laundry! The complex also features 2 stunning community pools, spa, clubhouse, and a playground! Best of all, you'll be just a short drive away from top rated schools (Covington Elementary, Egan Junior High School and Los Altos High), San Antonio Shopping Center and so much more!

3 bedrooms

2.5 bathrooms

Living space: 1,519 SQ.FT.

Large private patio & upstairs balcony

\$1,415,000



Juliana Lee Team
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JulianaLee.com/49showers







LIVING ROOM

Recessed lighting • Wood flooring • Wood burning fireplace





DINING AREA

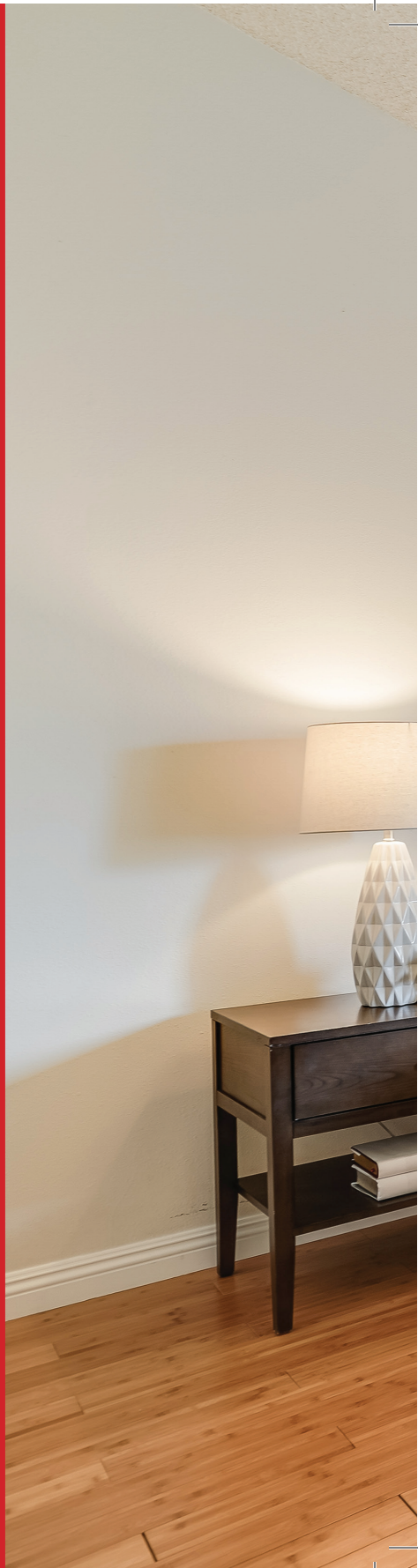
Open to kitchen • Private patio access





KITCHEN

Open to dining area • Quartz counter tops • Tile flooring





PRIMARY SUITE

Wood flooring • Dual closets

49 SHOWERS DR #C456 • MOUNTAIN VIEW

Home Features

- Living space: 1,519 sq.ft.
- Lot size: 1,880 sq.ft.
- 3 bedrooms, 2.5 bathrooms
- In-unit laundry
- Monthly HOA fee: \$534
- Central heating and A/C
- Covington Elementary, Egan Junior High and Los Altos High

Kitchen

- Free standing smooth top electric range
- Quartz counter tops with tile back splash behind sink and adjacent cabinets
- Well maintained wood cabinetry
- Tile flooring

Living Room

- Recessed lighting
- Wood flooring
- Wood burning fireplace

- Easy access to private patio and dining area

Master Suite

- Wood flooring
- Sliding glass doors leading out to shared upstairs balcony
- Dual his and hers closets
- Tile bathroom floor
- Stall shower with tile surround

Garage

- Attached 2 car garage
- Additional shelving areas for storage

Exterior

- Fenced private patio
- Upstairs shared balcony
- Community amenities include two swimming pools, spa, clubhouse and playground
- Short walk to San Antonio Shopping Center and Caltrain

NEARBY ATTRACTIONS

Short walk to:

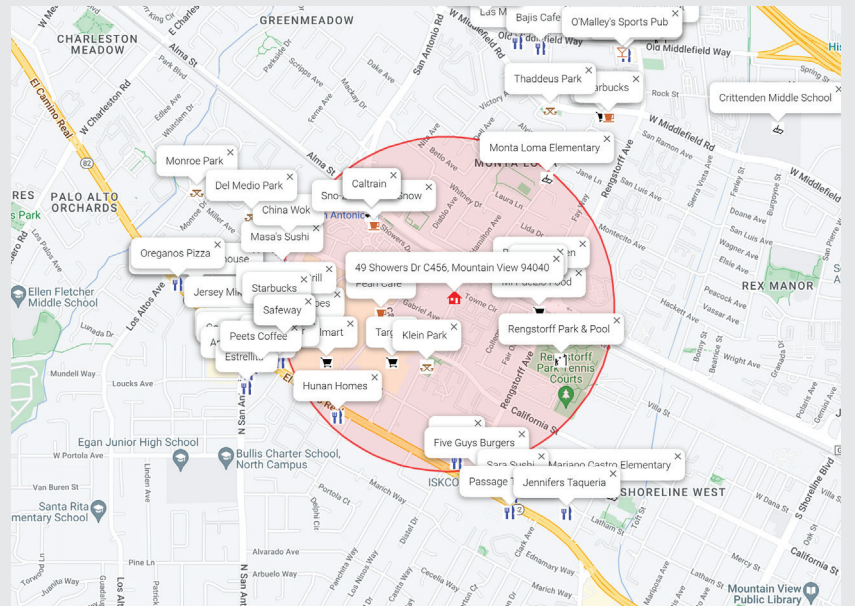
- La Plaza Market
- Safeway
- Trader Joe's
- Rengstorff Park
- Village Green Dog Park
- Klein Park
- ShowPlace Icon Mountain View
- Gen Korean BBQ House
- China Wok
- The Counter
- Dumpling Garden
- The Pasta Market
- Amber India

Moderate walk to:

- Caltrain

Short bike ride to:

- Chef Chu's, Sprouts
Farmer's Market, CVS
Pharmacy

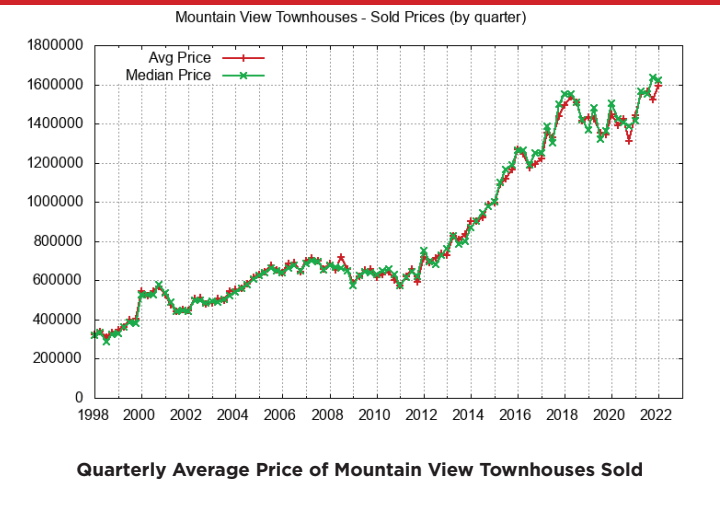


*Red circle marks 0.5 miles around 49 Showers Drive, Mountain View, CA 94040

LOCAL REAL ESTATE TRENDS

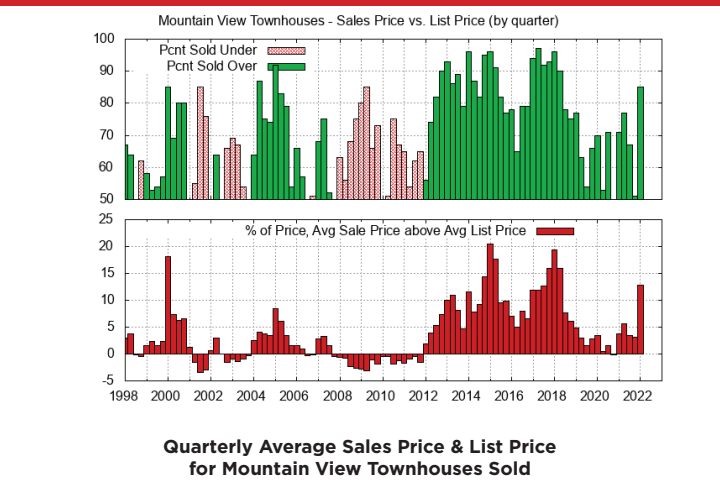
Average and Median Home Price of Mountain View Townhouses Sold

When trying to understand Mountain View 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.



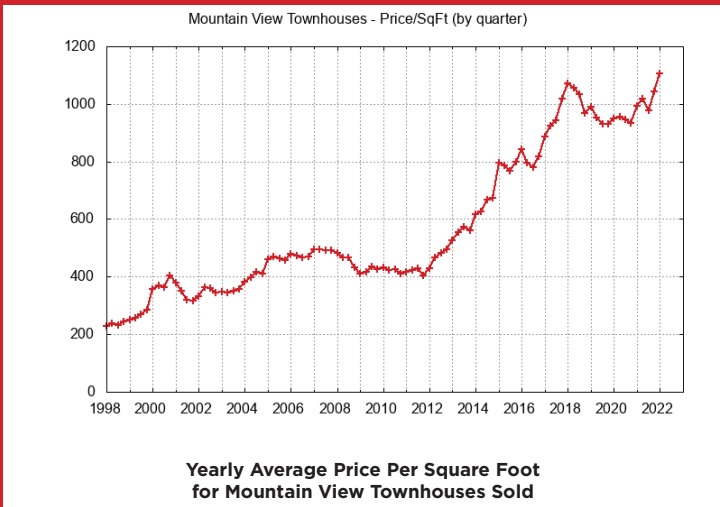
Sales Price vs. List Price for Mountain View Townhouses

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 Mountain View 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.



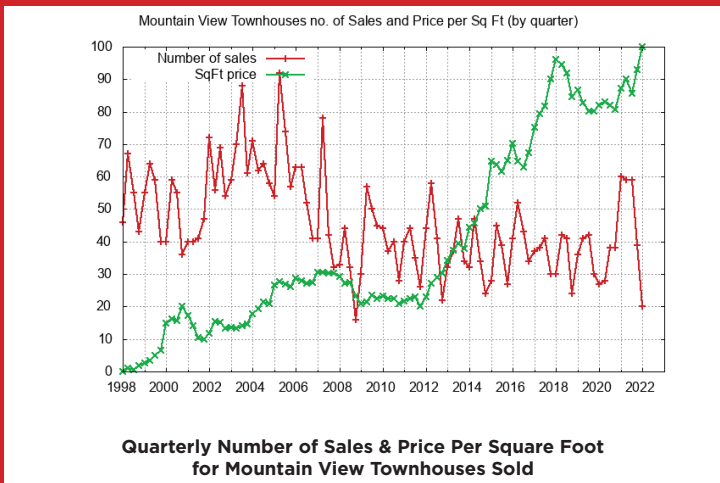
Price Per Square Foot for Mountain View Townhouses Sold

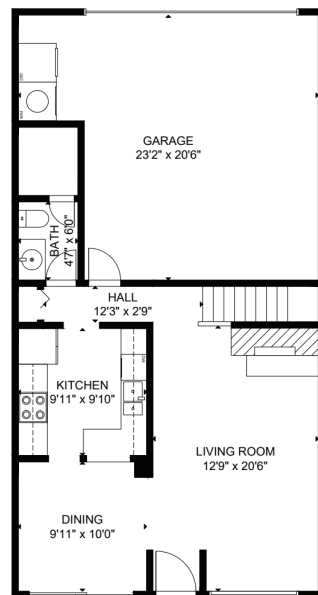
The sales price of a Mountain View home is affected by its size. Looking at price per square foot gives a partial adjustment for differences between homes. Furthermore, if you look at the average size of a Mountain View home sold, you will see that it varies with time. Part of the variation is due to 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.



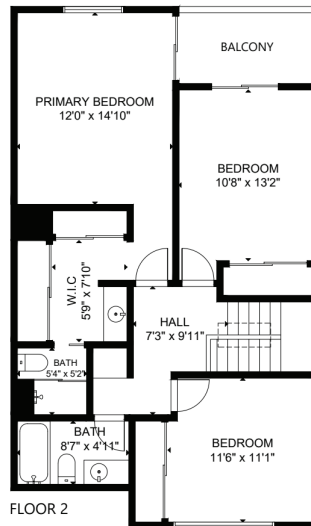
Number of Mountain View Townhouses Sold

A quick estimate of how active the Mountain View 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



FLOOR 2

GROSS INTERNAL AREA
 TOTAL: 1,421 sq ft
 FLOOR 1: 602 sq ft, FLOOR 2: 819 sq ft
 EXCLUDED AREA: GARAGE: 411 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

MBA/LL.B.

Team Leader/Broker

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李文房地產做的最好

Over 30 Years of Experience in 30+ Silicon Valley cities