



JLEE REALTY



**3297 POMERADO DR**  
SAN JOSE 95135

# BEAUTIFUL 4 BED EVERGREEN FOOTHILLS VAULTED CEILINGS - SPACIOUS AMBIANCE

If you are hoping to find a home with a spacious open ambiance, this home should be at the top of your to-see list. Both the living room and the family room on the ground floor have two story high vaulted ceilings. Large windows at typical heights are complemented by windows placed high on the walls. A half-high wall separates the living room from the family room building on the spacious ambiance.

The modern kitchen features white appliances, granite counter tops, a tile floor, an island, overhead recessed lighting, and under cabinet lighting. It is open to the breakfast area and family room. Numerous views of the backyard create a delightful meal preparation area.

Bedrooms have carpeted floors. The primary bedroom has a vaulted ceiling, a large en-suite bathroom, and walk-in closet. One bedroom is on the ground floor with an adjacent bathroom.

4 bedrooms

3 bathrooms

Living space: 2,314 SQ.FT.

Lot: 6,968 SQ.FT.

Living room + Family room

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**PRICE UPON REQUEST**

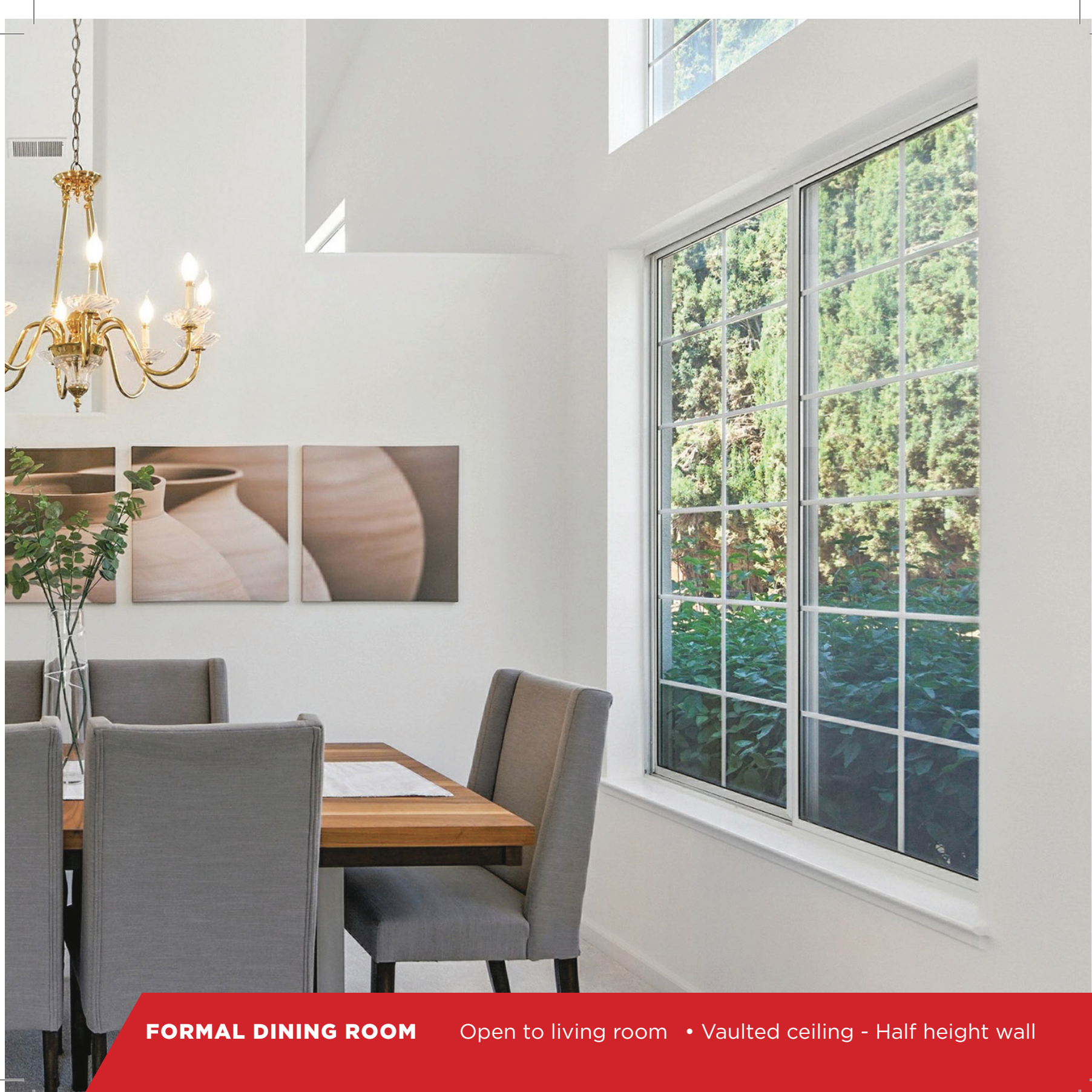


**Juliana Lee Team**  
**650-857-1000**

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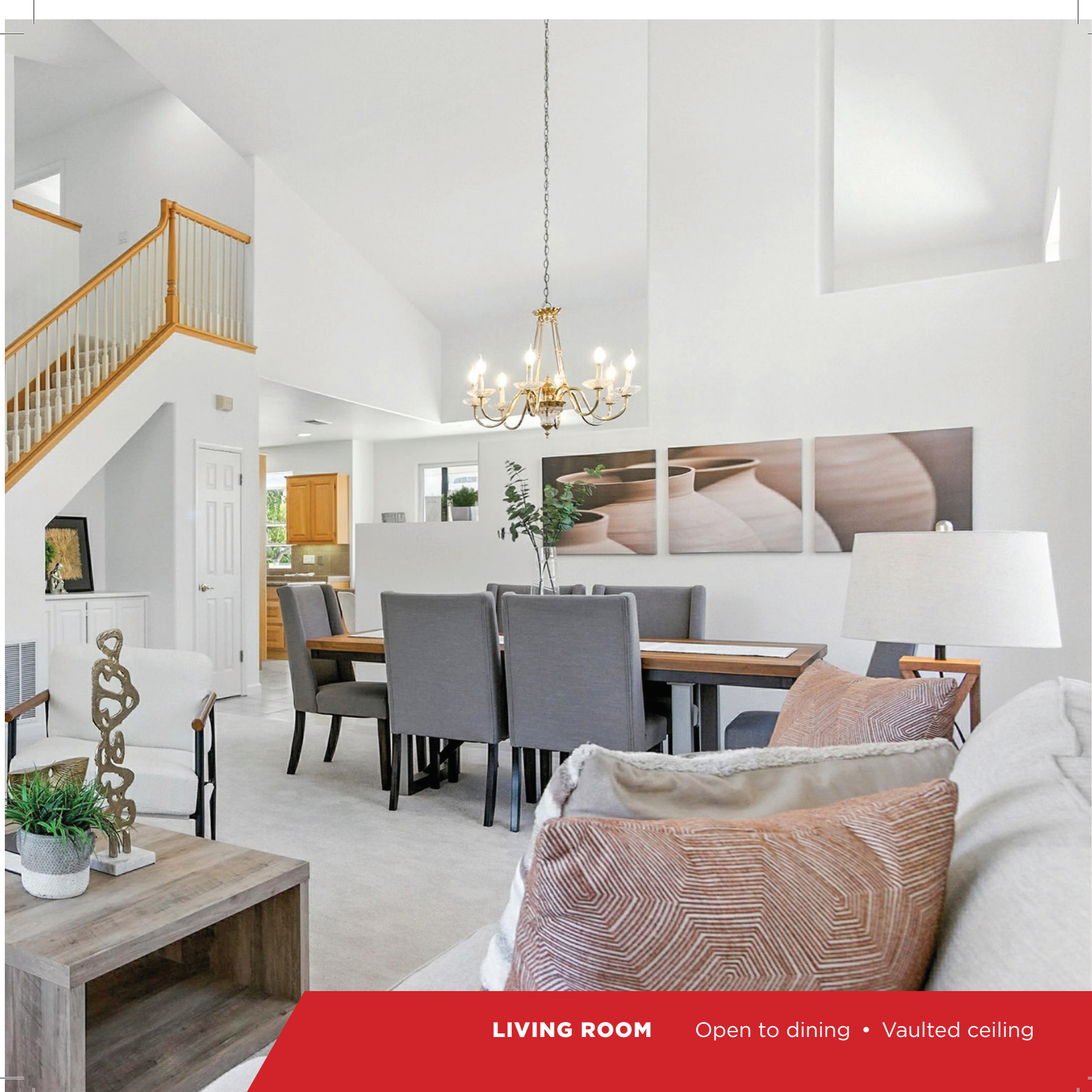




**FORMAL DINING ROOM**

Open to living room • Vaulted ceiling - Half height wall





**LIVING ROOM**

Open to dining • Vaulted ceiling

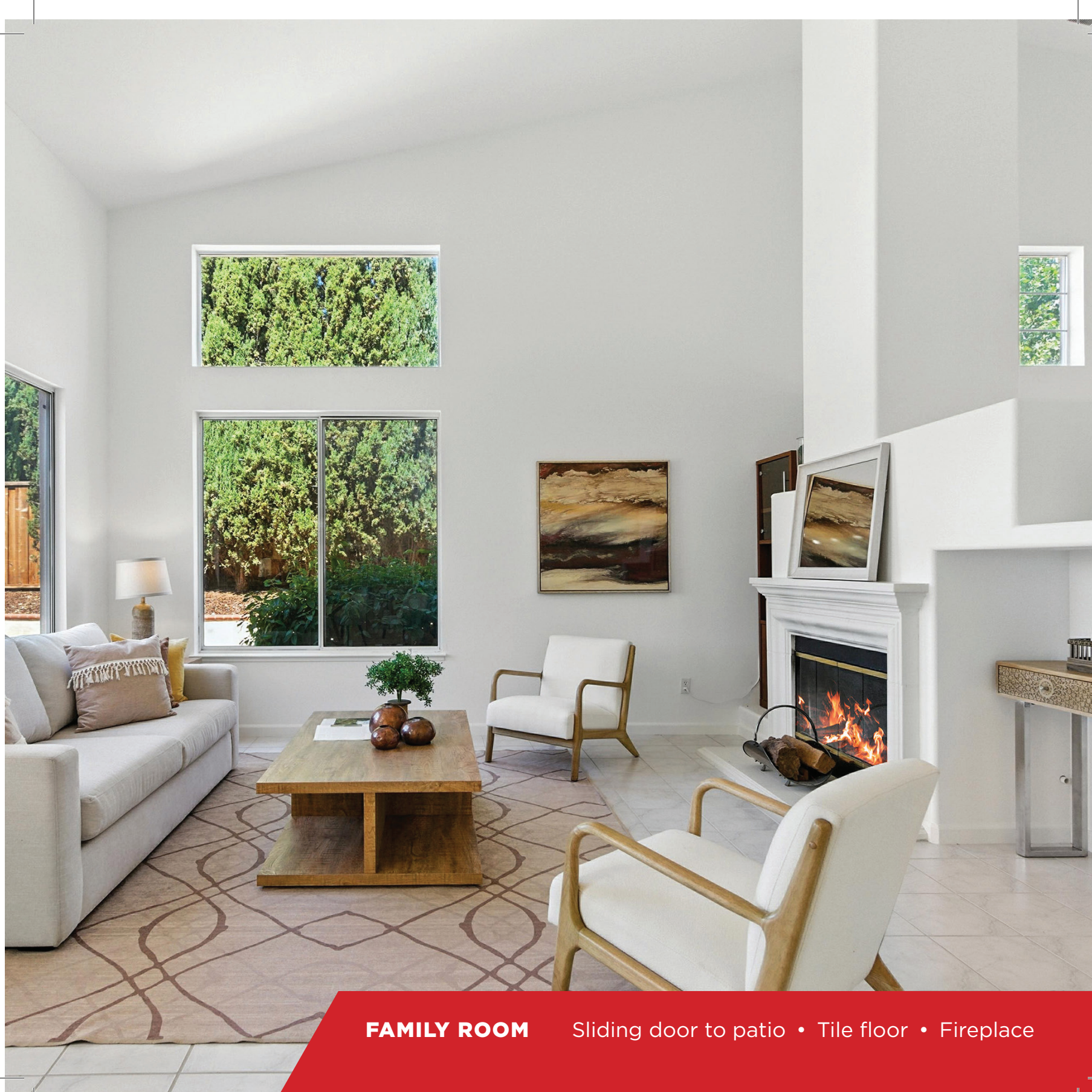




**KITCHEN**

High granite backsplash • Cooktop + wall oven • Tile floor





**FAMILY ROOM**

Sliding door to patio • Tile floor • Fireplace

# 3297 POMERADO DR • SAN JOSE

## Home Features

- Living space: 2,314 sq.ft.
- Lot size: 6,968 sq.ft.
- 4 bedrooms, 3 bathrooms
- Both living room and family room
- Downstairs bedroom and bath
- Central AC
- Matsumoto Elementary, Chaboya Middle, Evergreen Valley High

## Kitchen

- White appliances
- Gas cooktop and wall mounted oven
- Light stained wood raised panel cabinets
- Granite tile counter tops and back splash
- Tile floor

## Living Room

- Two story high vaulted ceiling
- Carpeted floor
- Formal dining area

- Half-high wall separating family room
- View of front and side yards

## Family Room

- Two story high vaulted ceiling
- Open to breakfast area and kitchen
- Wood burning fireplace
- View of back and side yards

## Primary Suite

- Vaulted ceiling
- Carpeted floor
- Walk-in closet
- Light grey raised panel vanity with synthetic stone counter-top and two recessed sinks
- Marble tile bathroom floor
- Frameless glass shower

## Exterior

- Arbor covered backyard patio
- Arbor covered pergola

## NEARBY ATTRACTIONS

### Short walk to:

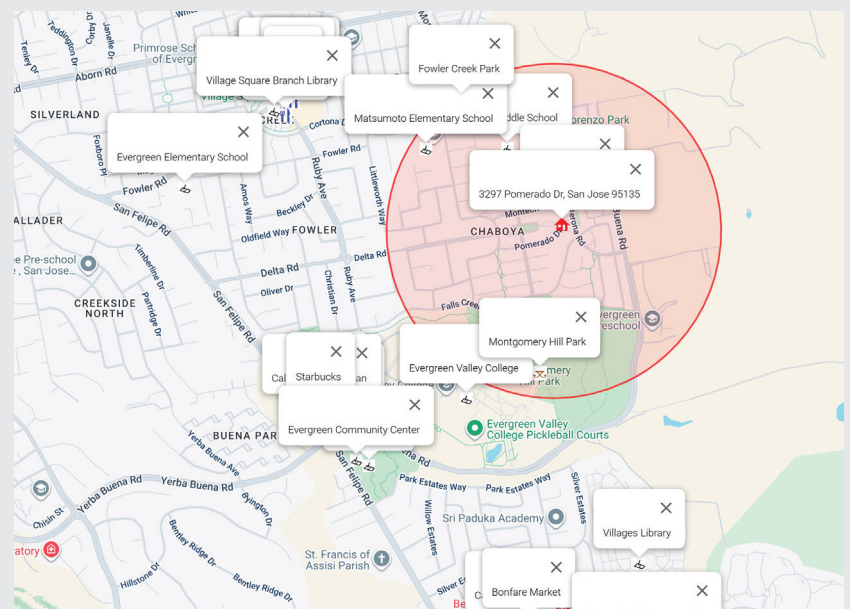
- Chaboya Park
- Montgomery Hill Park
- Yerba Buena Lake
- Chaboya Middle School
- Matsumoto Elementary School
- Evergreen Valley College
- Evergreen Community Center
- Evergreen Park
- Arome Cafe & Boba
- Pizza My Heart
- Starbucks
- Cali Spartan Mexican Kitchen
- Honey Berry Evergreen
- Le Boulanger
- CVS

### Moderate walk to:

- Curry Pizza House
- Evergreen Coffee
- Subway
- Village Grill
- Cafe 86
- Ramen Osaka

### Short bike ride to:

- AK Kitchen (Thai)
- Bonfare Market
- Evergreen Valley High School (2 miles)

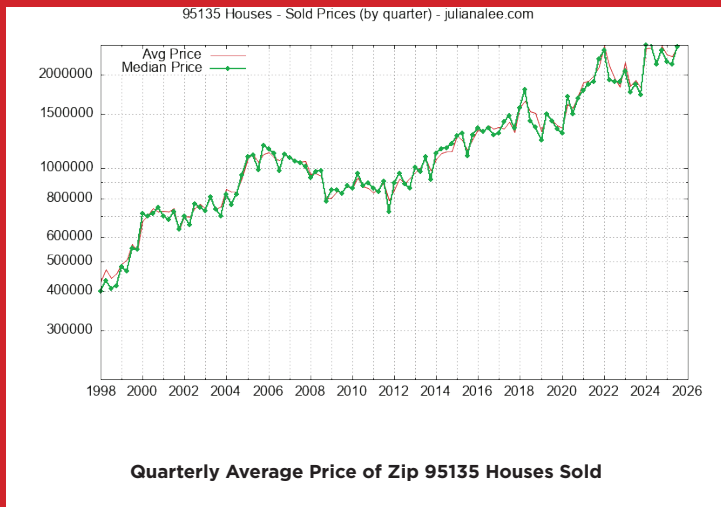


\*Red circle marks 0.5 miles around 3297 Pomerado Dr, San Jose 95135

# LOCAL REAL ESTATE TRENDS

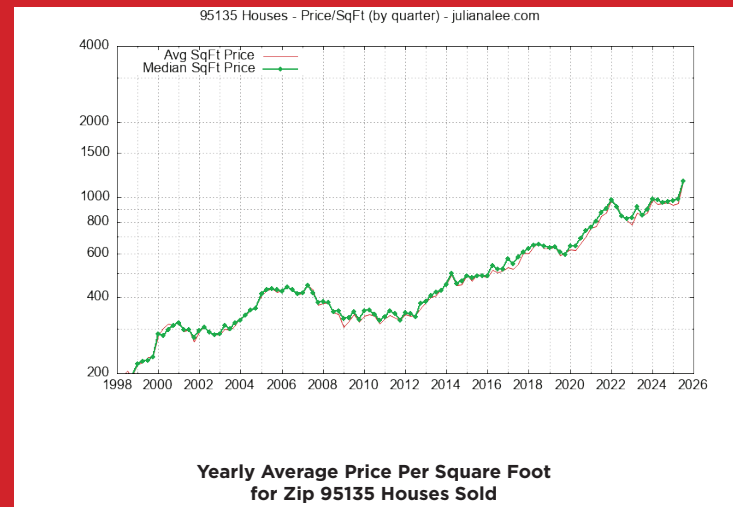
## Average and Median Home Price of Zip 95135 Houses Sold

When trying to understand zip 95135 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.



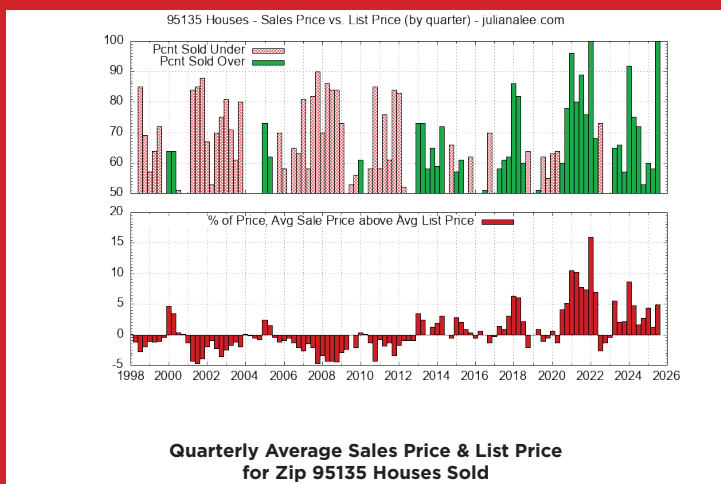
## Price Per Square Foot for Zip 95135 Houses Sold

The sales price of a zip 95135 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 zip 95135 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.



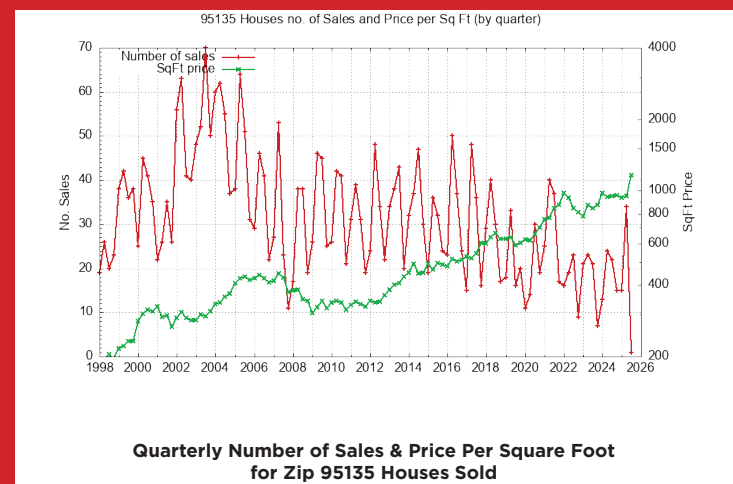
## Sales vs. List Price for Zip 95135 Houses Sold

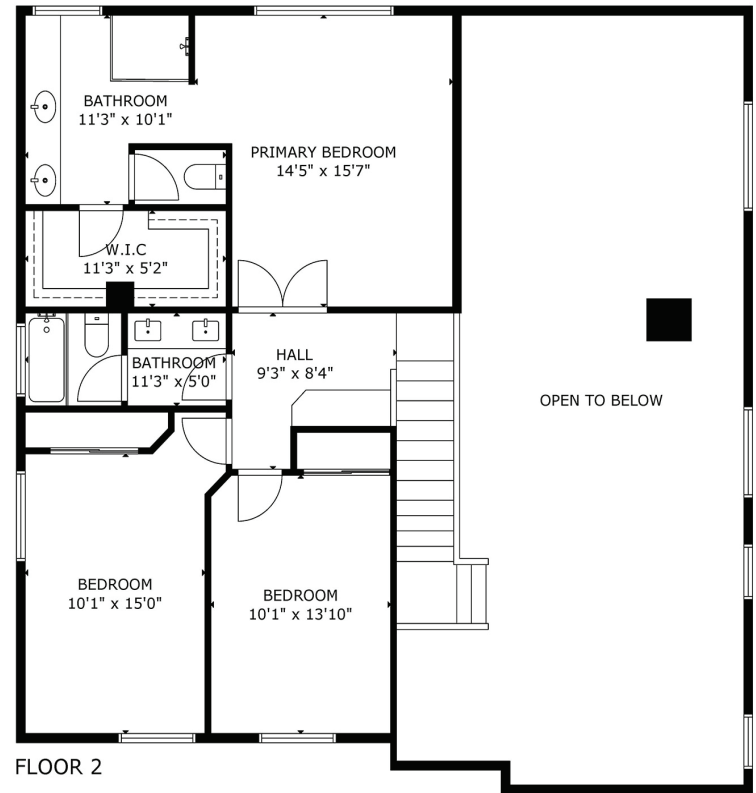
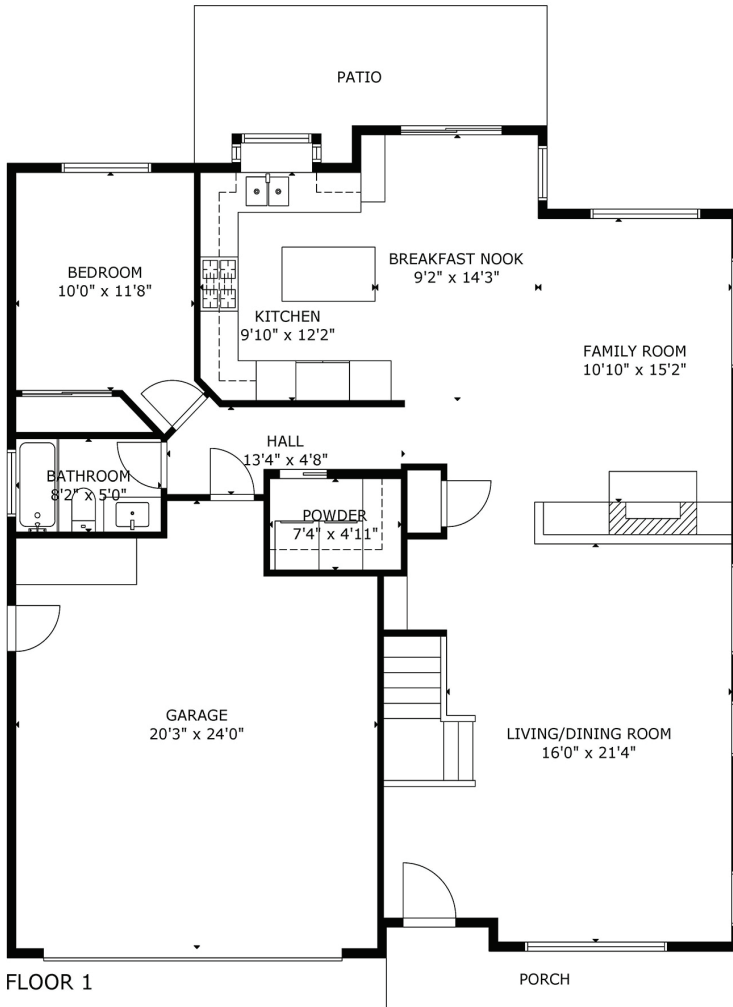
Home buyers and sellers want to know the typical relationship between list price and sales price. This relationship varies with city and time. The plots below show trends for this relationship using color coding which generally highlights changes in the market. More San zip 95135 being sold over list 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 Zip 95135 Houses Sold

A quick estimate of how active the zip 95135 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.





GROSS INTERNAL AREA  
 TOTAL: 2,086 sq.ft  
 FLOOR 1: 1,185 sq.ft. FLOOR 2: 901 sq.ft  
 EXCLUDED AREAS: GARAGE: 443 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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*"We believe honesty,  
integrity, hard work,  
commitment and creativity  
are all necessary to craft a  
truly successful real estate  
transaction. We bring  
passion for our work to  
every transaction."*



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