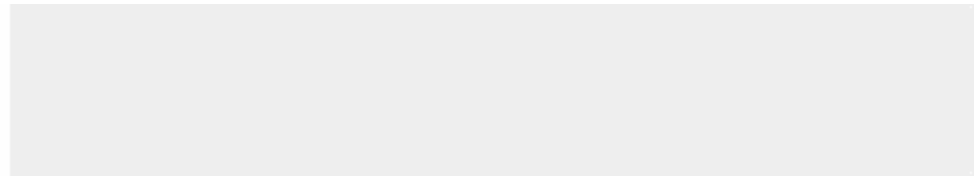




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 Real Estate Broker



Quick Summary of Comparable Properties

Residential Lease/Rental Summary

Res. Lease Single Family

SOLD

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	Rent/Mth	Age	Rented Prc	COE
1564 Winding Way	Belmont	5	3 0	19	2,750	\$2.25	9,300 (sf)	\$5,950	58	\$6,200	03/18/19
1661 Sunnyslope Avenue	Belmont	4	4 0	123	2,460	\$2.28	5,800 (sf)	\$5,600	62	\$5,600	01/07/19
1241 Alden Court	Belmont	3	2 0	29	1,610	\$3.26	5,400 (sf)	\$5,500	77	\$5,250	01/15/19

SOLD

# Listings:	3	AVG VALUES:	57	2,273	\$2.60	6,833 (sf)	\$5,683	66	\$5,683
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# Listings Total:	3	AVG VALUES FOR ALL:	57	2,273	\$2.60	6,833 (sf)	\$5,683	66	\$5,683
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Quick Statistics (3 Listings Total)

	Min	Max	Median
List Price	\$5,500	\$5,950	\$5,600
Sale Price	\$5,250	\$6,200	\$5,600

The above information is deemed to be accurate but not guaranteed.



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Quick Summary of Comparable Properties

Residential Lease/Rental Brief Report

Residential Lease/Rental

Sold 1564 Winding Way Belmont 94002 **\$5,950** **MLS: ML81740642**
BedsBaths (F/ Baths (F/P): 3|0 **DOM: 19**



Property Overview

Pricing / Dates

Area: Belmont Country Club Etc. (362)
 Bds,Bth: **5, 3|0** Age: **58**
 SqFt: **2,750** Lot: **9,300 (sf)**

Original: **\$5,950** Date: **2/27/19**
 List: **\$5,950** Date: **2/27/19**
 Sold: **\$6,200** Date: **3/18/19**
 \$/SqFt: **\$2.25**

OffMktDate: **3/15/19**

Remarks

Spectacular, sweeping views of San Francisco and Oakland skyline, East Bay hills, bridges, and Bay. Great for entertaining. Just remodeled 5 bedroom, 3 bath, 2,700 sq. ft. home on a 9,278 sf lot. New kitchen with Montauk black slate flooring, stainless steel French door refrigerator with bottom freezer, gas range, new contemporary cabinets and countertops, recessed lighting, plus eat-in kitchen. Separate dining room. Living room offers refinished hardwood floors, gas fireplace, inset lighting, and sliding glass doors to balcony. Skylight in hall. New Master Suite offers partial bay views, large sitting room with gas fireplace, and glass doors to view balcony. The en suite bath presents double vanity, subway tile, walk-in shower and separate tub. Located on a secluded, flat block, close to the shops and restaurants of San Carlos and Hillsdale Mall. Easy access to Cal Train, Highway 92, 101, and 280. Good schools. Great for families. 2 car garage. Small pet OK. Move-in ready 4/1.

Property Features

Bedrooms

5

Additional Rooms

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Garage/Parking

Attached Garage

Listed By Peter Gum, KW Peninsula Estates

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Quick Summary of Comparable Properties

Sold	1661 Sunnyslope Avenue Belmont 94002	\$5,600	MLS: ML81722169
	BedsBaths (F/ Baths (F/P): 4 0		DOM: 123



Property Overview

Area: Carlmont (363)
 Bds,Bth: **4, 4|0** Age: **62**
 SqFt: **2,460** Lot: **5,800 (sf)**

Pricing / Dates

Original: **\$5,980** Date: **9/6/18**
 List: **\$5,600** Date: **9/6/18**
 Sold: **\$5,600** Date: **1/7/19**
 \$/SqFt: **\$2.28**
 OffMktDate: **1/7/19**

Remarks

Pano Bay View Big 4 bedrms 4 full baths, 2 fam. rms home. Open floor plan, hardwood floors, spacious kitchen with custom blt. cabinets and attached island. big family rm with gas fireplace and wet bar. In-law unit with sparate living room, kitchen and laundry rm. and full bath. Easy access to freeway, shops plus transportation. Big balcony to enjoy the nice bay view. Good sized back yard with deck and paito. Private front court yard for more outdoor entertainings. Price low for the right tenants!

Property Features

Bedrooms

4

Additional Rooms

Laundry Room, Storage, Other

Garage/Parking

Attached Garage, Covered Parking, On Street

Listed By Sally Kwok, Sally Kwok Realty

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Quick Summary of Comparable Properties

Sold	1241 Alden Court Belmont 94002	\$5,500	MLS: ML81733249
	BedsBaths (F/ Baths (F/P): 2 0		DOM: 29



Property Overview		Pricing / Dates	
Area: Belmont Country Club Etc. (362)	Age: 77	Original: \$5,500	Date: 12/12/18
Bds,Bth: 3, 2 0	Lot: 5,400 (sf)	List: \$5,500	Date: 12/12/18
SqFt: 1,610		Sold: \$5,250	Date: 1/15/19
		\$/SqFt: \$3.26	OffMktDate: 1/9/19

Remarks

SHORT TERM FURNISHED or UNFURNISHED RENTAL
RENTAL AVAILABLE JANUARY 7 - JUNE 2019 (end date negotiable/flexible).
 Month-to-month lease (6 months minimum).
 Situated on a level lot on a cul-de-sac in one of Belmont's most coveted neighborhoods, this charming home is a sunny treasure. The great room has vaulted ceilings and hardwood floors. The chefs kitchen looks out to the great room and boasts stainless steel appliances, granite and quartzite counters. There are three bedrooms including a master suite with full bathroom, plus a full bathroom off the hall. The 2-car garage is converted into a fun family room. Highly regarded Belmont schools. Close to transportation, shopping and restaurants. Ideal for a place to stay during your remodel or short term business assignment!

Property Features

Bedrooms	Additional Rooms
3	Other

Garage/Parking
 Gate/Door Opener, On Street

Listed By Debbie Wilhelm, Coldwell Banker Residential Brokerage

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