



Kathy Chan
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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
660 Pullman Road	Hillsborough	4	4 0	142	3,230	\$3.41	24,138 (sf)	\$11,000	64	\$11,000	01/01/19
520 Hayne Road	Hillsborough	4	3 1	113	2,359	\$3.77	15,616 (sf)	\$8,900	83	\$8,900	02/11/19
705 Jacaranda Circle	Hillsborough	4	3 1	34	3,346	\$2.36	22,940 (sf)	\$7,900	42	\$7,900	02/26/19
425 Pinehill Road	Hillsborough	5	4 0	101	4,060	\$1.85	2.00 (a)	\$8,000	65	\$7,500	12/27/18
515 Barbara Way	Hillsborough	3	2 0	55	2,120	\$3.07	22,400 (sf)	\$6,500	66	\$6,500	03/01/19

SOLD

Listings: 5 **AVG VALUES:** 89 3,023 \$2.89 34,443 (sf) \$8,460 64 \$8,360

Listings Total: 5 **AVG VALUES FOR ALL:** 89 3,023 \$2.89 34,443 (sf) \$8,460 64 \$8,360

Quick Statistics (5 Listings Total)

	Min	Max	Median
List Price	\$6,500	\$11,000	\$8,000
Sale Price	\$6,500	\$11,000	\$7,900

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 660 Pullman Road Hillsborough 94010 \$11,000 MLS: ML81727888
 BedsBaths (F/ Baths (F/P): 4|0 DOM: 142



Property Overview

Pricing / Dates

Area: Carolands Etc. (446) Original: \$12,000 Date: 10/16/18
 Bds,Bth: 4, 4|0 Age: 64 List: \$11,000 Date: 5/24/18
 SqFt: 3,230 Lot: 24,138 (sf) Sold: \$11,000 Date: 1/1/19
 \$/SqFt: \$3.41 OffMktDate: 12/23/18

Remarks

Within walking distance to West school, this 4BR 4BA traditional styled home offers an open and casual layout. Greeted by a semi-circular driveway, with exterior features such as wrap around terraced yard with planting areas, a huge private courtyard, and a large deck with views of the airport and bay. Nearby, a custom play structure and professionally designed sport court await. The interior is equipped with hardwood floors, recessed lighting, ample built in cabinets and work desks. The remodeled kitchen looks out onto the courtyard and also overlooks the dining area. Nearby lies the spacious formal LR with vaulted ceilings and a wood burning fireplace. Adjacent to the LR is a bonus room, perfect for an office. Multiple French doors connect you to the private courtyard, making this home ideal for indoor/outdoor entertaining. This home is being offered Furnished.

The home is available on Dec 7th, 2019. *Photos are staged

Property Features

Bedrooms

4

Additional Rooms

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Garage/Parking

Detached Garage

Listed By Phil Chen, Sybarite Investments Inc

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Quick Summary of Comparable Properties

Sold 520 Hayne Road Hillsborough 94010 \$8,900 MLS: ML81724869
 BedsBaths (F/ Baths (F/P): 3|1 DOM: 113



Property Overview		Pricing / Dates	
Area: Hillsborough Heights (440)	Age: 83	Original: \$9,500	Date: 9/24/18
Bds,Bth: 4, 3 1	Lot: 15,616 (sf)	List: \$8,900	Date: 9/24/18
SqFt: 2,359		Sold: \$8,900	Date: 2/11/19
		\$/SqFt: \$3.77	OffMktDate: 1/15/19

Remarks
 Premier location in lower south Hillsborough! Lovely setting! Beautiful neighborhood! Appeal - two story classic traditional! Gracious formal living room, separate dining room, 1 bdrm/1bath on main level, 3 bdrm/2 bath plus family room on second level. Flat lot with lawn! Desired close-in area!

Property Features

Bedrooms 4 **Additional Rooms** --

Garage/Parking
 Uncovered Parking

Listed By Mark Johnson, Coldwell Banker Residential Brokerage

Sold 425 Pinehill Road Hillsborough 94010 \$8,000 MLS: ML81720198
 BedsBaths (F/ Baths (F/P): 4|0 DOM: 101



Property Overview		Pricing / Dates	
Area: Carolands Etc. (446)	Age: 65	Original: \$8,000	Date: 8/23/18
Bds,Bth: 5, 4 0	Lot: 2.00 (a)	List: \$8,000	Date: 8/23/18
SqFt: 4,060		Sold: \$7,500	Date: 12/27/18
		\$/SqFt: \$1.85	OffMktDate: 12/2/18

Remarks
 Awesome 180 degree bay view - you can see San Francisco to Palo Alto - bay views, San Mateo Bridge, SFO, 4 bedrooms, 4 baths + study. Home was built in 1953. Original kitchen and bathrooms.

Property Features

Bedrooms 5 **Additional Rooms** --

Garage/Parking
 Detached Garage

Listed By Emily Lim, RE/MAX Star Properties

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Quick Summary of Comparable Properties

Sold 705 Jacaranda Circle Hillsborough 94010 \$7,900 MLS: ML81736187
 BedsBaths (F/ Baths (F/P): 3|1 DOM: 34



Property Overview		Pricing / Dates	
Area: Skyfarm (450)		Original: \$7,900	Date: 1/23/19
Bds,Bth: 4, 3 1	Age: 42	List: \$7,900	Date: 1/23/19
SqFt: 3,346	Lot: 22,940 (sf)	Sold: \$7,900	Date: 2/26/19
		\$/SqFt: \$2.36	
		OffMktDate: 2/25/19	

Remarks
 4BR/3.5BA, 3346+/-SF, GREAT FLOOR PLAN, FORMAL DR & FR WITH MARBLE FIREPLACE, HUGE MASTER SUITE WITH SITTING ROOM, ANDERSON WINDOWS, SPACIOUS KITCHEN WITH BUILT-IN WOK, MASTER BATH WITH JACUZZI TUB, STEAM SHOWER, HUGE SWEEPING LAWN, GREAT LOCATION NEAR SCHOOLS.

Property Features

Bedrooms 4 **Additional Rooms** --

Garage/Parking
 Attached Garage, Gate/Door Opener

Listed By Stanley Lo, Green Banker Realty

Sold 515 Barbara Way Hillsborough 94010 \$6,500 MLS: ML81734258
 BedsBaths (F/ Baths (F/P): 2|0 DOM: 55



Property Overview		Pricing / Dates	
Area: Carolands Etc. (446)		Original: \$6,500	Date: 1/4/19
Bds,Bth: 3, 2 0	Age: 66	List: \$6,500	Date: 1/4/19
SqFt: 2,120	Lot: 22,400 (sf)	Sold: \$6,500	Date: 3/1/19
		\$/SqFt: \$3.07	
		OffMktDate: 2/28/19	

Remarks
 Easy commute to Hwy 280 and only few blocks to West Elementary School. Large entertaining patio with fireplace which leads to a flat grassy backyard. Gardener is included. Hardwood floors throughout except for kitchen, laundry room.and baths. Kitchen and one bath have been remodeled. 2nd bath is original. Breakfast area in kitchen. Separate addendum to be signed with lease..

Property Features

Bedrooms 3 **Additional Rooms** --

Garage/Parking
 Attached Garage

Listed By Joan Saily, Coldwell Banker Residential Brokerage

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