



**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
1029 Vista Grande	Millbrae	5	3 0	70	3,270	\$2.29	7,878 (sf)	\$6,000	63	\$7,500	03/03/19
1240 Lasuen Drive	Millbrae	4	3 0	15	2,350	\$2.55	10,350 (sf)	\$6,000	58	\$6,000	02/27/19
321 Ashton Avenue	Millbrae	4	2 1	48	3,280	\$1.83	6,050 (sf)	\$6,000	79	\$6,000	03/25/19
1273 Vista Grande	Millbrae	4	2 0	32	2,000	\$2.75	7,200 (sf)	\$5,500	66	\$5,500	03/15/19
951 Clearfield Drive	Millbrae	3	2 0	21	2,270	\$2.31	6,060 (sf)	\$5,250	49	\$5,250	03/20/19
769 Berkshire Drive	Millbrae	4	2 1	7	2,190	\$2.28	7,150 (sf)	\$5,000	53	\$5,000	03/01/19
1384 Murchison Drive	Millbrae	3	2 0	36	1,960	\$2.55	12,686 (sf)	\$5,000	57	\$5,000	03/05/19
254 Barclay Avenue	Millbrae	3	2 0	2	1,750	\$2.83	5,760 (sf)	\$4,950	90	\$4,950	02/20/19
860 Pinon Avenue	Millbrae	3	2 0	27	1,620	\$2.90	7,560 (sf)	\$4,800	64	\$4,700	02/17/19
40 Hermosa Avenue	Millbrae	3	2 1	16	1,500	\$3.00	7,500 (sf)	\$4,500	49	\$4,500	02/03/19

**SOLD**

**# Listings:** 10 **AVG VALUES:** 27 2,219 \$2.53 7,819 (sf) \$5,300 63 \$5,440

**# Listings Total:** 10 **AVG VALUES FOR ALL:** 27 2,219 \$2.53 7,819 (sf) \$5,300 63 \$5,440

**Quick Statistics ( 10 Listings Total )**

	Min	Max	Median
<b>List Price</b>	\$4,500	\$6,000	\$5,125
<b>Sale Price</b>	\$4,500	\$7,500	\$5,125

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



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**Residential Lease/Rental Brief Report**

**Residential Lease/Rental**

**Sold** 1029 Vista Grande Millbrae 94030 **\$6,000** **MLS: ML81733330**  
 BedsBaths (F/ Baths (F/P): 3|0 **DOM: 70**



**Property Overview**

**Pricing / Dates**

Area: Highlands Millbrae (481)	Original: <b>\$7,500</b>	Date: <b>12/13/18</b>
Bds,Bth: <b>5, 3 0</b>	Age: <b>63</b>	List: <b>\$6,000</b>
SqFt: <b>3,270</b>	Lot: <b>7,878 (sf)</b>	Sold: <b>\$7,500</b>
		Date: <b>3/3/19</b>
	\$/SqFt: <b>\$2.29</b>	
		OffMktDate: <b>2/20/19</b>

**Remarks**

Home w/ Panoramic views of the Bay. Split level home that features an Upper level w/ 4 bedrooms/ 2 baths, updated gourmet kitchen, floor to ceiling windows, grand open living room, dining area & wooden deck overlooking SF airport. On lower level is the 5th bedroom w/ en-suite & updated bathroom, newly installed engineered wood floors, floor to ceiling windows & large FM leading to basement where you will find the new washer/dryer, and not to miss another private deck w/ Bay Views. Home also has an private one (1) bedroom, (1) updated bath in-law unit w/ full size kitchenette, 2 closets, & top bottom washer/dryer. There is only one meter in the house so PG & E utilities will be billed to main address 1029 Vista Grande. The house has a Two (2) car carport & street parking. No pets allowed.

**Property Features**

**Bedrooms**  
5

**Additional Rooms**

Artist Studio, Basement - Finished, Laundry Room, Storage, Other

**Garage/Parking**

Covered Parking, Guest / Visitor Parking, Garage - None, Parking Area

Listed By Grace McAuliffe, Better Homes and Gardens Real Estate JFF

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### Quick Summary of Comparable Properties

<b>Sold</b>	<b>1240 Lasuen Drive Millbrae 94030</b>	<b>\$6,000</b>	<b>MLS: ML81737505</b>
	<b>BedsBaths (F/ Baths (F/P): 3 0</b>		<b>DOM: 15</b>



Property Overview		Pricing / Dates	
Area: Mills Estate (480)		Original: <b>\$6,000</b>	Date: 2/4/19
Bds,Bth: <b>4, 3 0</b>	Age: <b>58</b>	List: <b>\$6,000</b>	Date: 2/4/19
SqFt: <b>2,350</b>	Lot: <b>10,350 (sf)</b>	Sold: <b>\$6,000</b>	Date: 2/27/19
		\$/SqFt: <b>\$2.55</b>	
OffMktDate: 2/19/19			

**Remarks**  
 Spacious and Immaculate single level home at the end of a private cul-de-sac. Spectacular 180 degree panoramic bay and city views! 4 large bedrooms, great family room/kitchen combination. Newer stainless steel appliances in kitchen, breakfast room. Large Living Room/Dining Room combination with walls of glass overlooking the San Francisco Bay! 2 car garage with extra storage. Ready for occupancy. Newer carpets, Newer interior paint, 2 Year Old Roof. Located in desirable Mills Estates. Excellent schools.

#### Property Features

<b>Bedrooms</b>	<b>Additional Rooms</b>
4	--

**Garage/Parking**  
 Attached Garage, Gate/Door Opener, Guest / Visitor Parking

Listed By Anthony Galli, Coldwell Banker Residential Brokerage

<b>Sold</b>	<b>321 Ashton Avenue Millbrae 94030</b>	<b>\$6,000</b>	<b>MLS: ML81736064</b>
	<b>BedsBaths (F/ Baths (F/P): 2 1</b>		<b>DOM: 48</b>



Property Overview		Pricing / Dates	
Area: Highlands Millbrae (481)		Original: <b>\$6,000</b>	Date: 1/22/19
Bds,Bth: <b>4, 2 1</b>	Age: <b>79</b>	List: <b>\$6,000</b>	Date: 1/22/19
SqFt: <b>3,280</b>	Lot: <b>6,050 (sf)</b>	Sold: <b>\$6,000</b>	Date: 3/25/19
		\$/SqFt: <b>\$1.83</b>	
OffMktDate: 3/11/19			

**Remarks**  
 Lovely remodeled home on a bucolic tree-lined street in the Highlands. Spacious kitchen/family room combo with marble floors and granite counters. Breakfast nook surrounded by windows. 3 bedrooms up and 1 bedroom with half bath down. Additional play room down with access to yard. Hobby room with lighted glass showcases hidden behind a bookcase--children love this feature. Master bath features a jetted tub and large separate shower. Hot tub in backyard. Sorry no pets.

#### Property Features

<b>Bedrooms</b>	<b>Additional Rooms</b>
4	--

**Garage/Parking**  
 Attached Garage, On Street

Listed By Joan Saidy, Coldwell Banker Residential Brokerage

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**Quick Summary of Comparable Properties**

**Sold** 1273 Vista Grande Millbrae 94030 \$5,500 MLS: ML81737544  
 BedsBaths (F/ Baths (F/P): 2|0 DOM: 32



Property Overview		Pricing / Dates	
Area: Highlands Millbrae (481)	Age: 66	Original: \$5,800	Date: 2/4/19
Bds,Bth: 4, 2 0	Lot: 7,200 (sf)	List: \$5,500	Date: 2/4/19
SqFt: 2,000		Sold: \$5,500	Date: 3/15/19
		\$/SqFt: \$2.75	OffMktDate: 3/8/19

**Remarks**  
 Wonderful views to Southbay and hills 3 bedrooms on main floor 1 bedroom and bonus room on lower level, large living room with fireplace, hardwood floors throughout upper level

**Property Features**

**Bedrooms** 4  
**Additional Rooms** Basement - Finished, Storage  
**Garage/Parking** Attached Garage

Listed By Elfie Ravens, Coldwell Banker Residential Brokerage

**Sold** 951 Clearfield Drive Millbrae 94030 \$5,250 MLS: ML81740444  
 BedsBaths (F/ Baths (F/P): 2|0 DOM: 21



Property Overview		Pricing / Dates	
Area: Telescope Hills/Silva Ranch (484)	Age: 49	Original: \$5,250	Date: 2/26/19
Bds,Bth: 3, 2 0	Lot: 6,060 (sf)	List: \$5,250	Date: 2/26/19
SqFt: 2,270		Sold: \$5,250	Date: 3/20/19
		\$/SqFt: \$2.31	OffMktDate: 3/19/19

**Remarks**  
 Home is 3 Bedrooms, 2 Bathrooms, and 2,270 square feet. Inviting entry leads to remodeled kitchen with new floor tiles, quartz countertops, new appliances, electric stove, and new paint. Adjacent to kitchen is dining/living room combo with hardwood floors and access to backyard area with deck. Upstairs family room includes bar area, fireplace, balcony, and is great for entertaining, Hardwood floors throughout bedrooms. Common bathroom has been upgraded with new sink, vanity, cabinets, and mirror with shower over bathtub. Master Bedroom includes stand up shower, new cabinets, sink, vanity, and walk in closet. Washer and Dryer in garage. Close proximity to highway 280, Bart, Caltrain, Trader Joe's, Safeway, and Starbucks.

**Property Features**

**Bedrooms** 3  
**Additional Rooms** --  
**Garage/Parking** Attached Garage

Listed By Costa Vorrises, Century 21 Real Estate Alliance

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**Quick Summary of Comparable Properties**

**Sold** 769 Berkshire Drive Millbrae 94030 \$5,000 MLS: ML81737741  
 BedsBaths (F/ Baths (F/P): 2|1 DOM: 7



Property Overview		Pricing / Dates	
Area: Telescope Hills/Silva Ranch (484)	Age: 53	Original: \$5,000	Date: 2/5/19
Bds,Bth: 4, 2 1	Lot: 7,150 (sf)	List: \$5,000	Date: 2/5/19
SqFt: 2,190		Sold: \$5,000	Date: 3/1/19
		\$/SqFt: \$2.28	
OffMktDate: 2/12/19			

**Remarks**  
 Remodeled 4bd 2+ba 2-story home. Large rooms, excellent floor plan - all 4 bedrooms on upper level. Beautiful hardwood floors. Sunny yard with fruit trees. Excellent schools, close to shopping, SFO & BART.

**Property Features**

**Bedrooms** 4 **Additional Rooms** Laundry Room

**Garage/Parking**  
 Attached Garage, Gate/Door Opener

Listed By Ray Lombardi, Alain Pinel Realtors

**Sold** 1384 Murchison Drive Millbrae 94030 \$5,000 MLS: ML81736767  
 BedsBaths (F/ Baths (F/P): 2|0 DOM: 36



Property Overview		Pricing / Dates	
Area: Mills Estates (472)	Age: 57	Original: \$5,500	Date: 1/28/19
Bds,Bth: 3, 2 0	Lot: 12,686 (sf)	List: \$5,000	Date: 1/28/19
SqFt: 1,960		Sold: \$5,000	Date: 3/5/19
		\$/SqFt: \$2.55	
OffMktDate: 3/5/19			

**Remarks**  
 This home shows beautifully! It has recently been renovated and is in perfect move-in condition. A spacious low-maintenance backyard with a large swimming pool to enjoy. Home is close to award winning Millbrae Schools, 280, 101, Bart and SFO Airport. Agent will be at the home this Saturday March 2 from 10:00 - 11:00 for previewing property.

**Property Features**

**Bedrooms** 3 **Additional Rooms** --

**Garage/Parking**  
 Attached Garage

Listed By Loreta Anderson, Alain Pinel Realtors

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**Quick Summary of Comparable Properties**

**Sold** 254 Barclay Avenue Millbrae 94030 \$4,950 MLS: ML81736913  
 BedsBaths (F/ Baths (F/P): 2|0 DOM: 2



**Property Overview**

Area: Highlands Millbrae (481)  
 Bds,Bth: 3, 2|0 Age: 90  
 SqFt: 1,750 Lot: 5,760 (sf)

**Pricing / Dates**

Original: \$4,950 Date: 1/29/19  
 List: \$4,950 Date: 1/29/19  
 Sold: \$4,950 Date: 2/20/19  
 \$/SqFt: \$2.83  
 OffMktDate: 1/30/19

**Remarks**

**Property Features**

**Bedrooms** 3 **Additional Rooms** --  
**Garage/Parking**  
 Attached Garage

Listed By Carol Hall, Clay Herman Realtor, Inc.

**Sold** 860 Pinon Avenue Millbrae 94030 \$4,800 MLS: ML81735927  
 BedsBaths (F/ Baths (F/P): 2|0 DOM: 27



**Property Overview**

Area: Mills Estate (480)  
 Bds,Bth: 3, 2|0 Age: 64  
 SqFt: 1,620 Lot: 7,560 (sf)

**Pricing / Dates**

Original: \$4,800 Date: 1/21/19  
 List: \$4,800 Date: 1/21/19  
 Sold: \$4,700 Date: 2/17/19  
 \$/SqFt: \$2.90  
 OffMktDate: 2/16/19

**Remarks**

This delightfully cozy home is located in the lower Mills Estate neighborhood of Millbrae, one of the most desired areas on the Peninsula. The beautiful front yard features drought-tolerant landscaping making for easy maintenance. The inviting bright red front door opens into a comfortable living room with a luxurious granite fireplace. The bright kitchen features granite countertops and a breakfast nook, with a separate larger dining room. Relax in the sunroom and entertain in the covered backyard patio space. The enormous background (complete with a running fountain!) allows for endless possibilities. You'll love living in this charming Millbrae home. Conveniently located to downtown Millbrae, public transportation, award-winning schools, and much more.

**Property Features**

**Bedrooms** 3 **Additional Rooms** --  
**Garage/Parking**  
 Detached Garage, On Street, Parking Area

Listed By Disen Cai RE Group, KW Peninsula Estates

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<b>Sold</b>	<b>40 Hermosa Avenue Millbrae 94030</b>	<b>\$4,500</b>	<b>MLS: ML81735619</b>
	<b>BedsBaths (F/ Baths (F/P): 2 1</b>		<b>DOM: 16</b>



Property Overview		Pricing / Dates	
Area: Manor #1/ #2 / Park Millbrae (483)	Age: 49	Original: \$4,500	Date: 1/17/19
Bds,Bth: 3, 2 1	Lot: 7,500 (sf)	List: \$4,500	Date: 1/17/19
SqFt: 1,500		Sold: \$4,500	Date: 2/3/19
		\$/SqFt: \$3.00	OffMktDate: 2/1/19

**Remarks**

Live in sunny Millbrae! Recent updates makes this 2 story property a nice place to call home. Features 3 bedrooms, with a master suite and large closet, 2.5 baths, and a 2 car garage. Kitchen includes granite counter tops, stainless steel appliances, stove, fridge, microwave, & dishwasher. Great location with top rated school district. Washer/dryer included. Close to all transportation and amenities. Minutes to freeways, SF AIRPORT, BART and CalTrans. No smoking. Pets Negotiable. Please no section 8.

### Property Features

Bedrooms	Additional Rooms
3	--
Garage/Parking	
Attached Garage	

Listed By Alex Dabit, Intero Real Estate Services

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