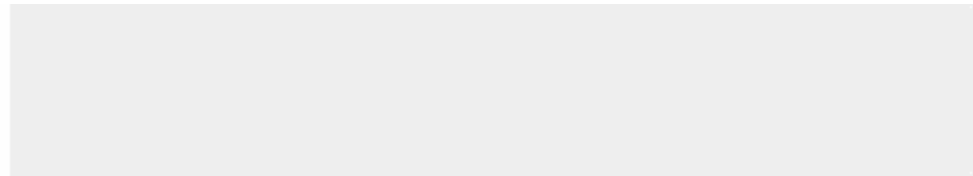




Kathy Chan
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 Real Estate Broker



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
1559 Walnut Street	San Carlos	5	3 0	11	2,710	\$2.40	4,400 (sf)	\$6,300	65	\$6,500	03/19/19	
1318 Crestview	San Carlos	3	2 0	18	1,800	\$3.60	9,620 (sf)	\$6,475	45	\$6,475	03/07/19	
3341 Melendy Drive	San Carlos	4	2 1	38	2,210	\$2.78	9,380 (sf)	\$6,350	51	\$6,150	02/01/19	
2072 Saint Francis Way	San Carlos	3	2 0	25	1,540	\$3.31	9,072 (sf)	\$5,300	71	\$5,100	02/04/19	
3032 Brittan Avenue	San Carlos	3	2 1	11	2,170	\$2.21	10,710 (sf)	\$4,800	52	\$4,800	02/01/19	

SOLD

# Listings:	5	AVG VALUES:	21	2,086	\$2.86	8,636 (sf)	\$5,845	57	\$5,805
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# Listings Total:	5	AVG VALUES FOR ALL:	21	2,086	\$2.86	8,636 (sf)	\$5,845	57	\$5,805
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Quick Statistics (5 Listings Total)

	Min	Max	Median
List Price	\$4,800	\$6,475	\$6,300
Sale Price	\$4,800	\$6,500	\$6,150

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 1318 Crestview San Carlos 94070 **\$6,475** **MLS: ML81739285**
 BedsBaths (F/ Baths (F/P): 2|0 **DOM: 18**



Property Overview

Pricing / Dates

Area: Alder Manor Etc. (350)
 Bds,Bth: 3, 2|0
 SqFt: 1,800

Age: 45
 Lot: 9,620 (sf)

Original: **\$6,475** Date: 2/17/19
 List: **\$6,475** Date: 2/17/19
 Sold: **\$6,475** Date: 3/7/19
 \$/SqFt: **\$3.60**

OffMktDate: 3/6/19

Remarks

Exceptional Peninsula location in the hills of San Carlos. Spacious, light-filled home enjoys the beautiful San Carlos Hills as its backdrop. Formal entry with Travertine floors. Large yard overlooking gorgeous landscaping, waterfalls and fountains, providing the perfect place to entertain or unwind. Home also has air conditioning. Two fireplaces in the large and sunny living room, as well as the beautiful, bright family room overlooking the spectacular gardens. Large master suite with walk in closet and gorgeous bath. Prepare meals in your eat-in, gourmet kitchen Bonus room/office and laundry room, including washer and dryer. Enjoy the great restaurants and the popular San Carlos Sunday Farmers Market. All of this and of course, superb San Carlos schools. High end finishes throughout. Two car garage. Steps from hiking trails with easy access to #280. Will consider small pet. Minimum lease one year. Credit application and credit report required.

Property Features

Bedrooms

3

Additional Rooms

Office Area

Garage/Parking

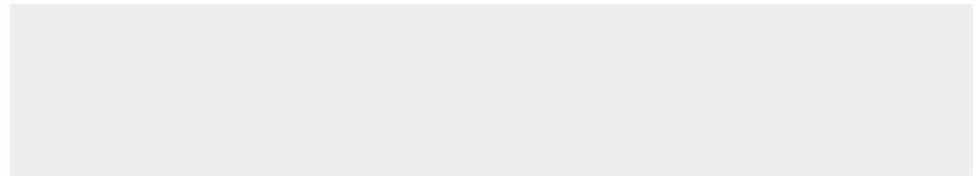
Attached Garage

Listed By Carroll La Vrar, Coldwell Banker Residential Brokerage

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Quick Summary of Comparable Properties

Sold	3341 Melendy Drive San Carlos 94070	\$6,350	MLS: ML81733324
	BedsBaths (F/ Baths (F/P): 2 1		DOM: 38



Property Overview		Pricing / Dates	
Area: Beverly Terrace Etc. (351)		Original: \$6,350	Date: 12/13/18
Bds,Bth: 4, 2 1	Age: 51	List: \$6,350	Date: 12/13/18
SqFt: 2,210	Lot: 9,380 (sf)	Sold: \$6,150	Date: 2/1/19
		\$/SqFt: \$2.78	
			OffMktDate: 1/20/19

Remarks

Quality Living in this Remodeled Home with Beautiful Expansive Serene Views! Enjoy an Open Feeling as you enter in the Formal Entry that Opens to the Living & Dining Rooms. Beautiful Views are enjoyed by the Living Room, Family Room, Kitchen, Master Suite and 4th Bedroom/Den. Backyard accesses off the Living Room & Family Room. Large Open Kitchen that flows into the Family Room. Master Suite has Walk in Closet, Secondary Closet & Linen Closet as well! Beautiful Bathrooms, Interior Laundry by Bedrooms, 4th BR/Den in a Space of its Own, Ample Storage Space, a Large Garage with Remotes along with the Inviting Entertaining Sheltered Deck makes this home easy to enjoy!

Property Features

Bedrooms	Additional Rooms
4	--

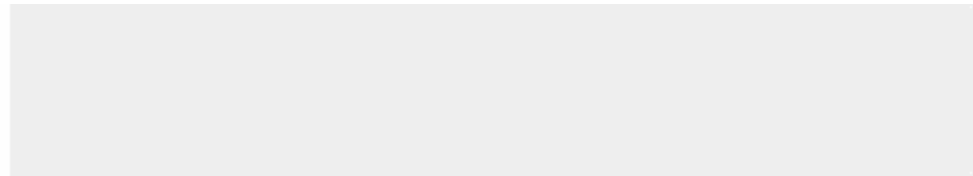
Garage/Parking
 Attached Garage, Gate/Door Opener

Listed By Janet Davis, Hometown Realty A Janet Pepe Davis Agency

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Quick Summary of Comparable Properties

Sold	1559 Walnut Street San Carlos 94070	\$6,300	MLS: ML81741936
	BedsBaths (F/ Baths (F/P): 3 0		DOM: 11



Property Overview		Pricing / Dates	
Area: Howard Park Etc. (353)		Original: \$6,300	Date: 3/8/19
Bds,Bth: 5, 3 0	Age: 65	List: \$6,300	Date: 3/8/19
SqFt: 2,710	Lot: 4,400 (sf)	Sold: \$6,500	Date: 3/19/19
		\$/SqFt: \$2.40	OffMktDate: 3/19/19

Remarks

Walk to Laurel Street and Trader Jo.
 Amazing and Unique House, generously sized with 2,710 sf/ft living space: 5 Beds, 3 Baths, 2 cars garage on 4,400 sq/ft lot.

Kitchen is equipped with Viking stove. 2 Bedrooms, 2 Bathrooms downstairs. 3 large Bedrooms upstairs with large central living room. Great School District, the house has been well maintained.

Property will be Open Sat 3/16 & Sun 3/17 rom 10:30 am to 11:30 am

Property Features

Bedrooms	Additional Rooms
5	--
Garage/Parking	
Attached Garage	

Listed By Marylene Notarianni, Compass

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Quick Summary of Comparable Properties

Sold **2072 Saint Francis Way San Carlos 94070** **\$5,300** **MLS: ML81733881**
BedsBaths (F/ Baths (F/P): 2|0 **DOM: 25**



Property Overview		Pricing / Dates	
Area: El Sereno Corte Etc. (352)	Age: 71	Original: \$5,300	Date: 12/28/18
Bds,Bth: 3, 2 0	Lot: 9,072 (sf)	List: \$5,300	Date: 12/28/18
SqFt: 1,540		Sold: \$5,100	Date: 2/4/19
		\$/SqFt: \$3.31	OffMktDate: 1/22/19

Remarks
 Centrally located in the White Oaks tract, this single level ranch style home has been lovingly maintained. Freshly painted, hardwood floors, new carpets, new double oven, large yard with solar heated pool, spa and waterfall. Walk to downtown San Carlos for shopping and fine dining. Spacious floor plan. Rent includes pool maintenance and gardener. New double pane windows throughout. Very light and bright with ample natural light throughout the day. Pets will be considered w/additional pet deposit, pls submit.

Property Features

Bedrooms **Additional Rooms**
 3 --

Garage/Parking
 Attached Garage

Listed By Mary Ficklin, Alain Pinel Realtors

Sold **3032 Brittan Avenue San Carlos 94070** **\$4,800** **MLS: ML81736004**
BedsBaths (F/ Baths (F/P): 2|1 **DOM: 11**



Property Overview		Pricing / Dates	
Area: Beverly Terrace Etc. (351)	Age: 52	Original: \$4,800	Date: 1/21/19
Bds,Bth: 3, 2 1	Lot: 10,710 (sf)	List: \$4,800	Date: 1/21/19
SqFt: 2,170		Sold: \$4,800	Date: 2/1/19
		\$/SqFt: \$2.21	OffMktDate: 1/31/19

Remarks
 An opportunity to lease in San Carlos! This beautiful home offers 3 bedrooms, 2 1/2 bathrooms, family room, spacious backyard, updated kitchen. Its situated close to hiking trails, a short drive to downtown San Carlos with renown restaurants, a fresh Farmers Market, shopping-ease of commute via Hwy 101 or 280. Top rated schools, a must to see!

Property Features

Bedrooms **Additional Rooms**
 3 --

Garage/Parking
 Attached Garage

Listed By Ester Kozaczuk, Compass

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