



JLEE REALTY



1411 CHAVEZ WAY
SAN JOSE 95131

BEAUTIFUL AND SPACIOUS 4 BEDROOM HOUSE, BUILT 1993

The high vaulted ceiling and wide passageways create a delightful open feeling yet the floor plan simultaneously creates partial privacy. With both a living room and a family room, you can choose whether to get together in a more formal setting or in an informal setting open to the kitchen. The modern kitchen has beautiful golden stained wood cabinets and dark polished stone countertops. Overhead lights, multiple windows, and a sliding glass door fill the kitchen with light. A large patio is just outside through the sliding glass door. All four bedrooms are on the upper floor for privacy.

A must see home for golfers. The San Jose Golf Course is 3 houses down and across Townsend Ave..

4 bedrooms

2.5 bathrooms

Living space: 1,797 SQ.FT.

Living room, family room, AC

Walk to shops, parks, etc.

PRICE UPON REQUEST



Juliana Lee Team
650-857-1000

JulianaLee.com/1411chavezway



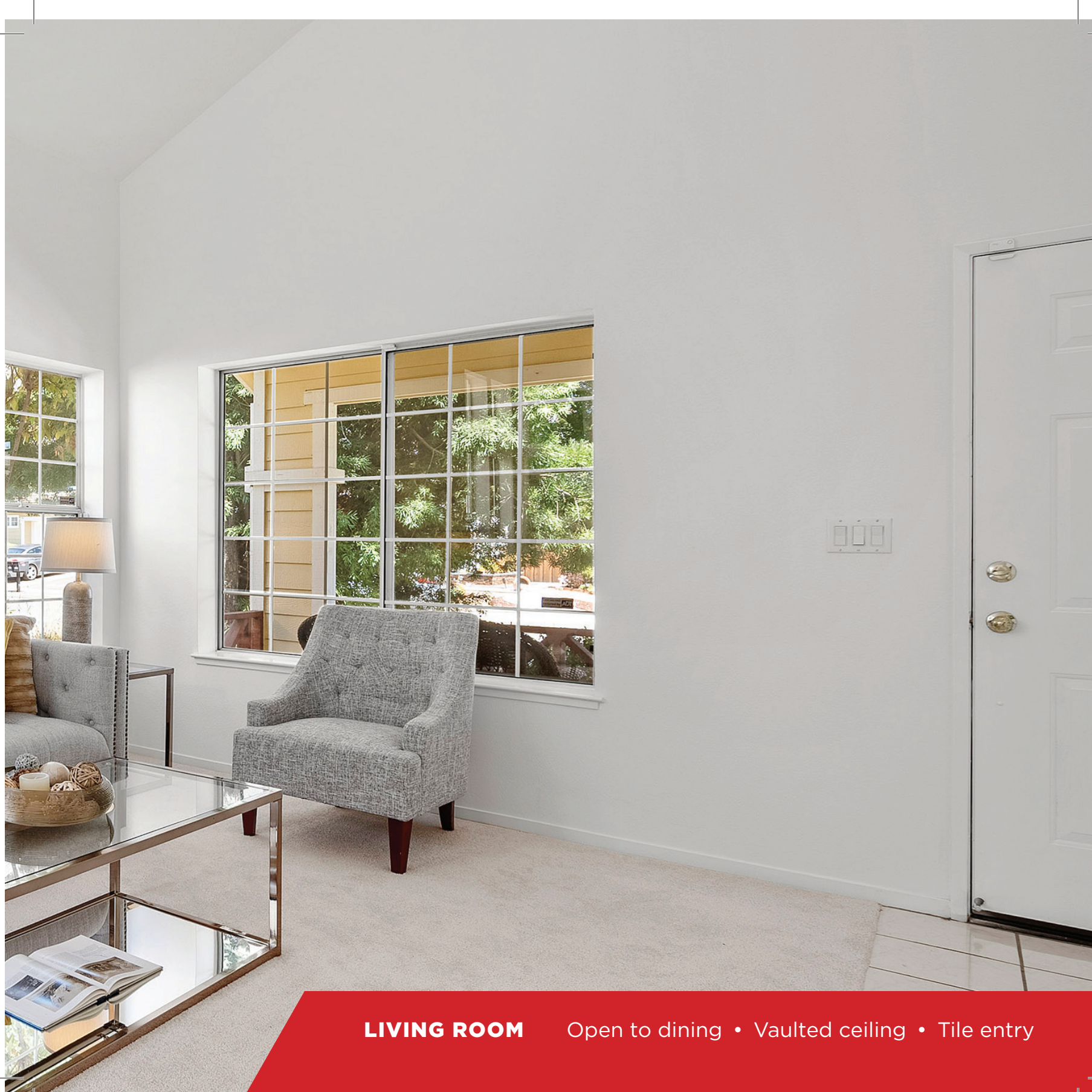




DINING ROOM

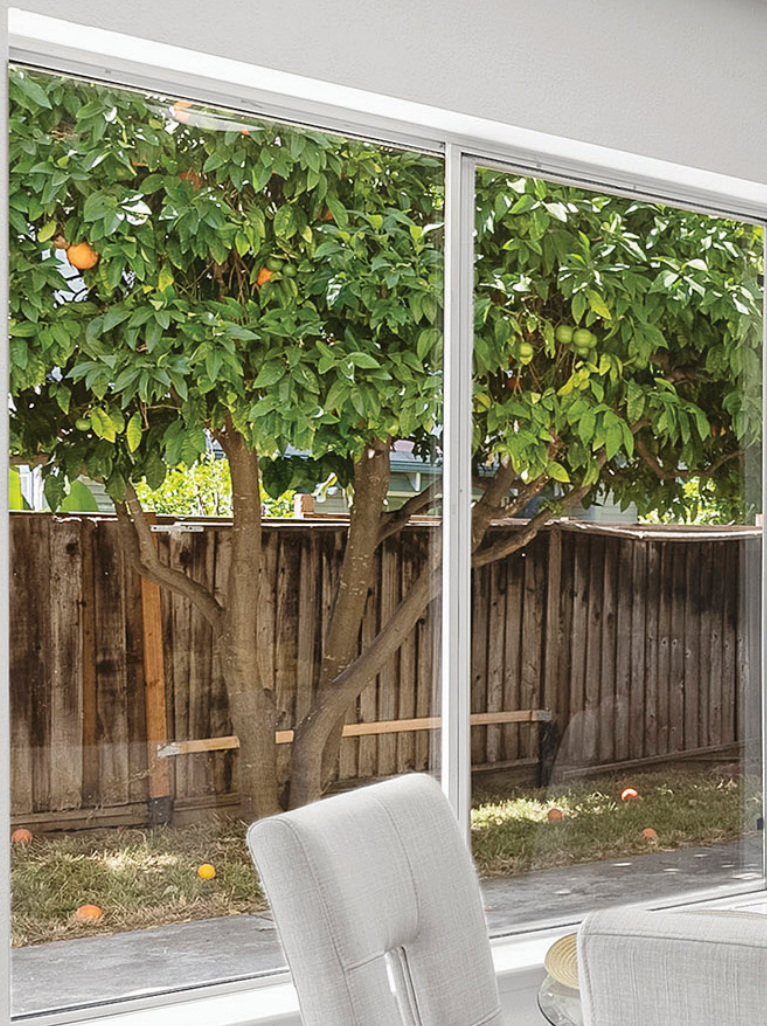
Open to living room • Carpeted floor • Vaulted ceiling

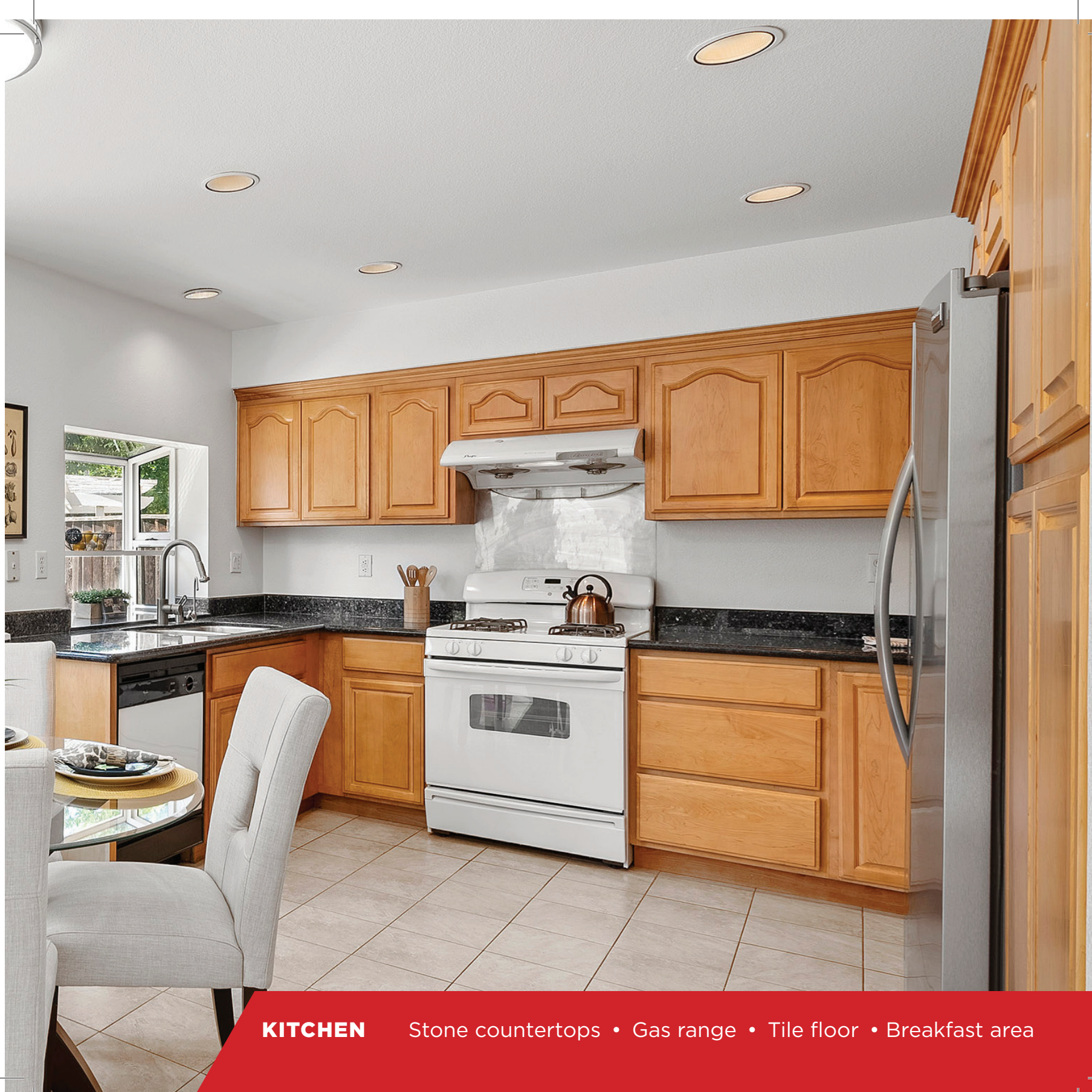




LIVING ROOM

Open to dining • Vaulted ceiling • Tile entry





KITCHEN

Stone countertops • Gas range • Tile floor • Breakfast area





PRIMARY SUITE

Vaulted ceiling • Carpeted floor • Walk-in closet

1411 CHAVEZ WAY • SAN JOSE • 95131

Home Features

- Living space: 1,797 sq.ft.
- Lot size: 3,619 sq.ft.
- 4 bedrooms, 2.5 bathrooms
- Brooktree Elementary, Morrill Middle, Independence High
- Central AC

Kitchen

- White range & dishwasher, stainless steel refrigerator
- Free standing gas range
- Raised panel stained wood cabinets
- Polished stone counter tops
- Tile floor

Living Room

- High vaulted ceiling
- Carpeted floor, tile entryway
- Open to dining room
- View of front and side yard

Family Room

- Gas burning fireplace
- Carpeted floor
- Open to breakfast area and kitchen
- Sliding glass door to patio

Primary Suite

- High vaulted ceiling
- Carpeted floor
- Windows looking out over back and side yards
- Walk-in closet
- Stained wood vanity with granite counter-top and two recessed sinks
- Tile bathroom floor
- Shower over tub with synthetic surround and sliding glass doors

Exterior

- Ship lap siding exterior
- Fenced back yard with large patio

NEARBY ATTRACTIONS

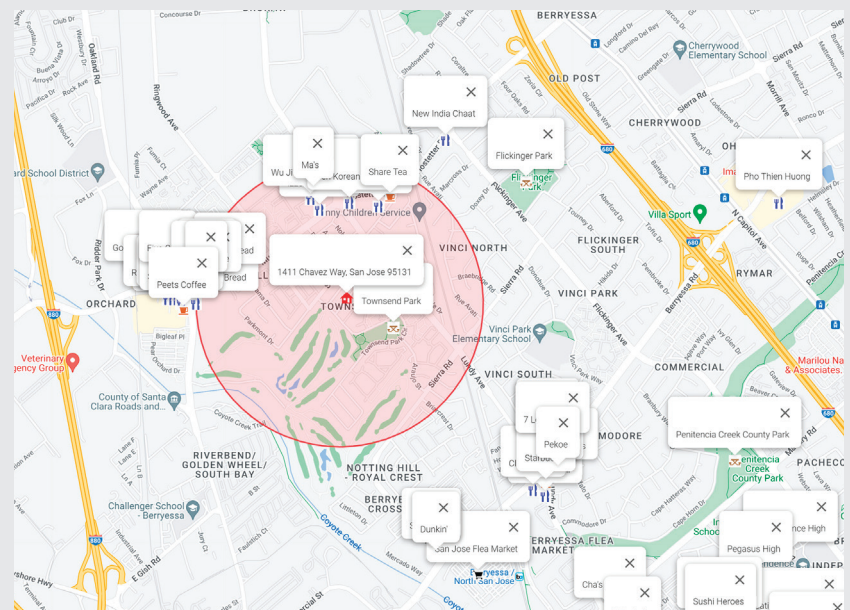
Short walk to:

- Izzo Restaurant
- Wu Ji's Mala House
- Poke House
- Gen Korean BBQ
- Ma's
- Panera Bread
- Five Guys
- Starbird Chicken
- MOD Pizza
- Rubios Coastal Grill
- California Sourdough Bread
- Habit Burger Grill
- Gobi Mongolian
- Pieology Pizzeria
- KoJa Kitchen
- Chipotle
- Baja Fresh

- Share Tea
- Peets Coffee
- Starbucks
- Jamba Juice
- Townsend Park

Moderate walk to:

- New India Chaat
- Pekoe
- 7 Leaves Cafe
- Pho Cuong
- Lai Rai
- King Egg Rolls
- Claw Shack
- Kaizoku Sushi
- Somisomi
- Flickinger Park

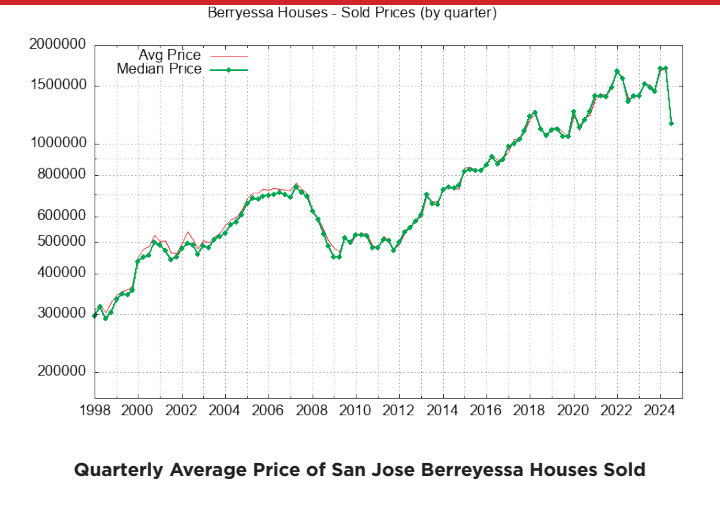


*Red circle marks 0.5 miles around 1411 Chavez Way, San Jose 95133

LOCAL REAL ESTATE TRENDS

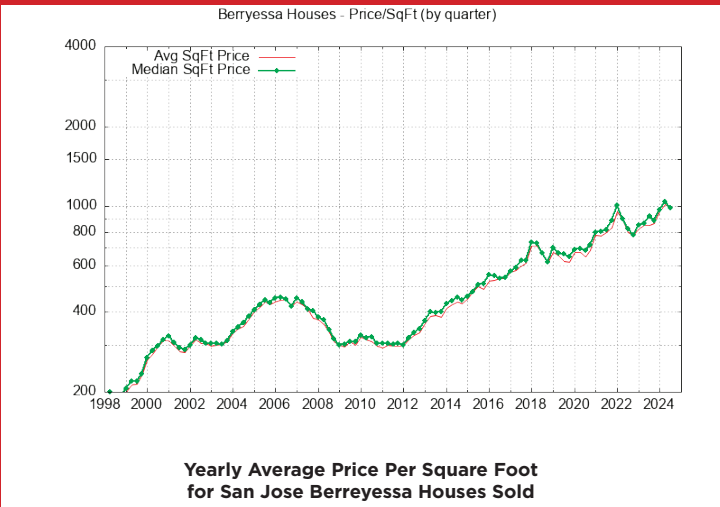
Average and Median Home Price of San Jose Berryessa Houses Sold

When trying to understand San Jose 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.



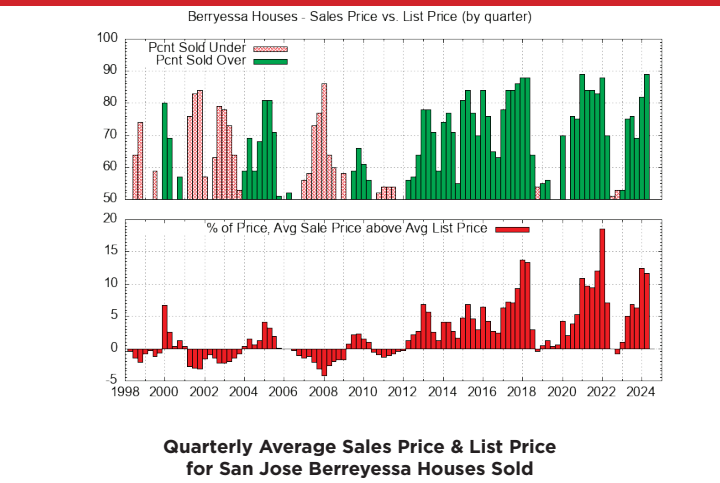
Price Per Square Foot for San Jose Berryessa Houses Sold

The sales price of a San Jose 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 San Jose 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.



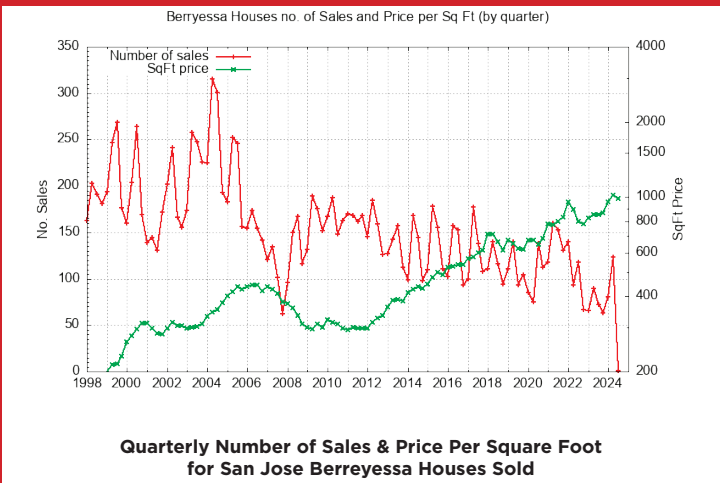
Sales Price vs. List Price for San Jose Berryessa

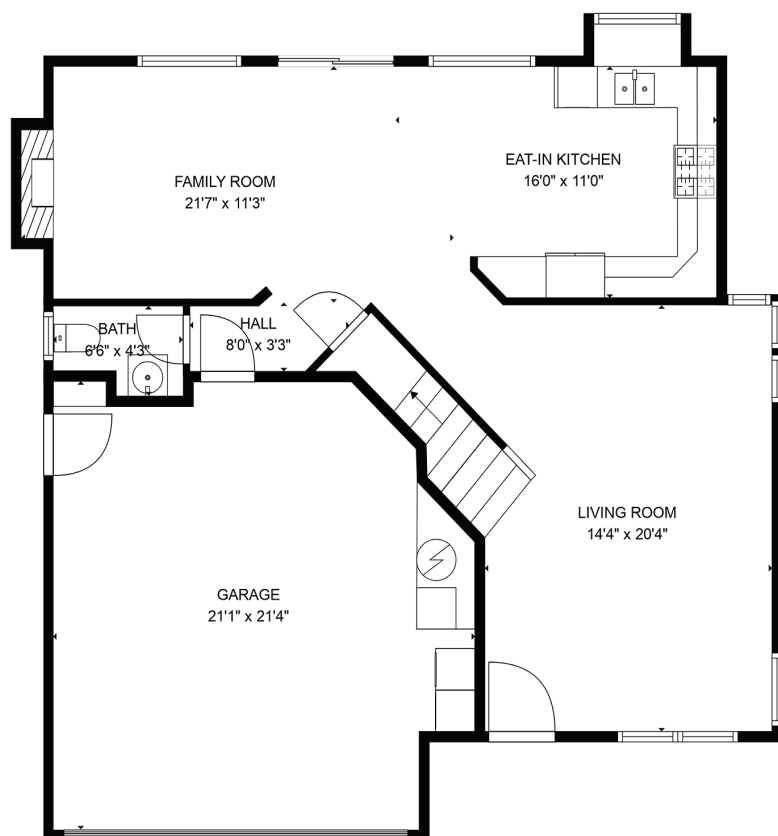
Home buyers and sellers want to know the typical relationship between list price and sales price. This relationship varies with city and time. The plots below show trends for this relationship using color coding which generally highlights changes in the market. More San Jose homes being sold over list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



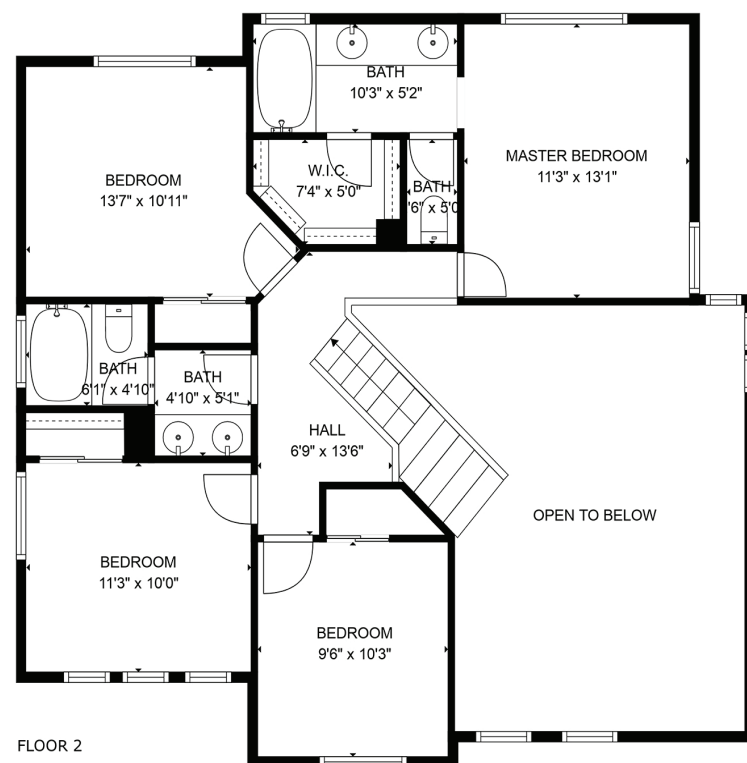
Number of San Jose Berryessa Houses Sold

A quick estimate of how active the San Jose 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.





FLOOR 1



FLOOR 2



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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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Over 30 Years of Experience in 30+ Silicon Valley Cities