



JLEE REALTY



1132 MALLOW TER
SAN JOSE 95133

DELIGHTFUL 3 BEDROOM, 3.5 BATH HOME

This beautiful 3 bedroom, 3.5 bath, built in 2014, 3-story townhouse, could be just the home you are looking for. The mid-level floor has an open floor plan with the living room, kitchen, dining room, and half-bath providing flexibility and ample space.

The two largest bedrooms, each with bath ensuite, are located on the top floor providing privacy with little disturbance even when guests are visiting. The third bedroom is on the ground floor and has an adjacent full-bath. It could be ideal for a visiting guest, an extended family member, a family member with unusual working hours, or even a home office.

Located in the east San Jose Berryessa neighborhood, cafes, shops, parks, and light rail are a short walk away. Many high tech employers are a short drive away. Commute routes are easily reached if you don't wish to walk to a light rail station.

3 bedrooms

3.5 bathrooms

Living space: 1,587 SQ.FT.

LOT: 757 SQ.FT.

Open floor plan for public areas.

PRICE UPON REQUEST



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LIVING ROOM

Open to kitchen • View of front common area





DINING ROOM

Open to kitchen • Sliding glass doors to balcony

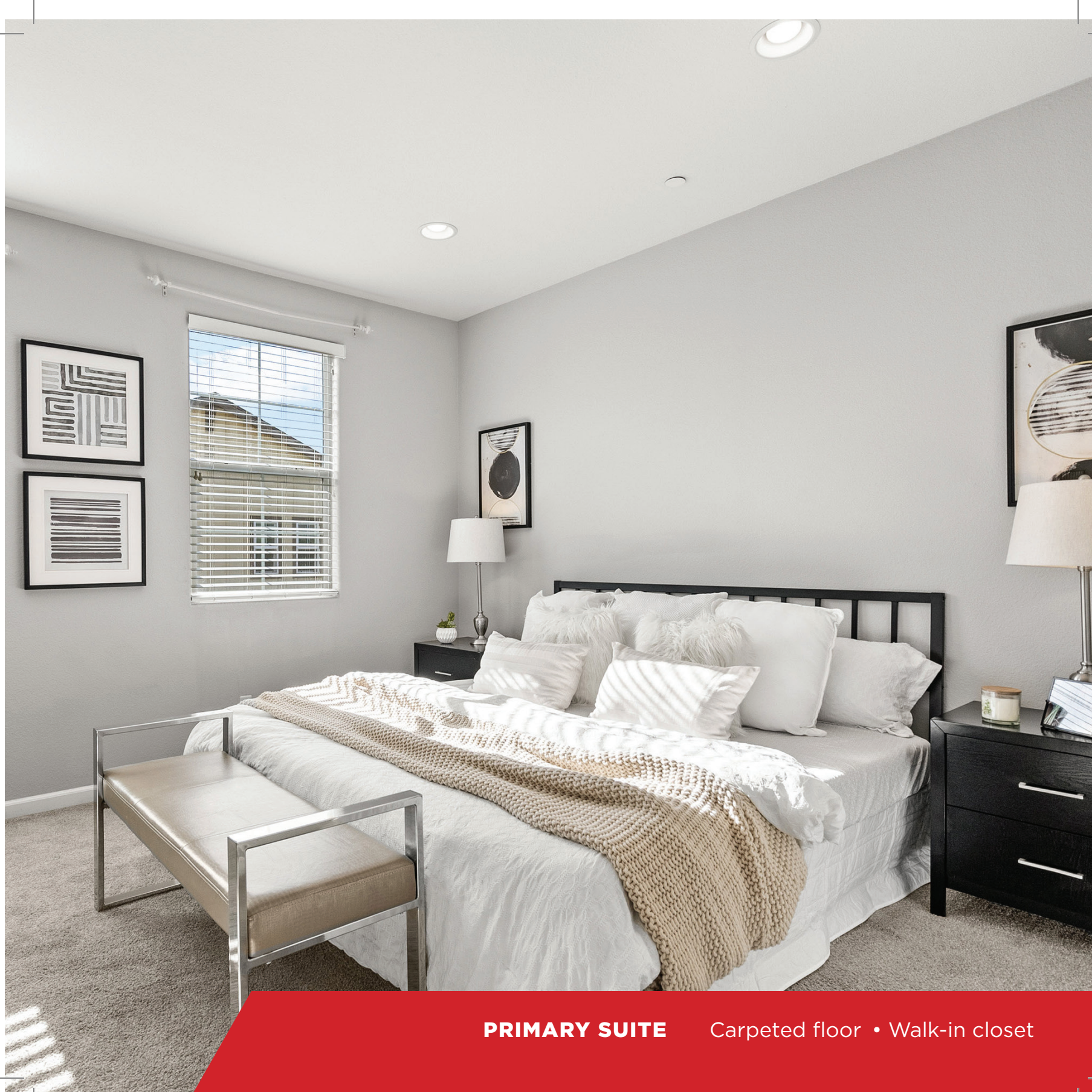




KITCHEN

Granite counter tops • Breakfast bar • Gas range • High backsplash





PRIMARY SUITE

Carpeted floor • Walk-in closet

1132 MALLOW TER • SAN JOSE • 95133

Home Features

- Living space: 1,587 sq.ft.
- Lot size: 757 sq.ft.
- 3 bedrooms, 3.5 bathrooms
- Two car attached garage
- Vinci Park Elementary, Piedmont Middle, Independence High

Kitchen

- Stainless steel appliances
- Free standing stainless steel gas range
- Stained wood cabinets
- Polished stone counter tops
- High subway tile back splash
- Wood floor

Living Room

- Recessed lighting
- Wood floor
- Open to kitchen and dining room beyond
- Multiple windows looking across common space

Primary Suite

- Recessed lighting
- Carpeted floor
- Multiple windows looking across common space
- Walk-in closet
- Stained wood vanity with polished stone counter-top and two recessed sinks
- Tile bathroom floor
- Glass doored shower over tub

Exterior

- Stucco exterior
- Covered balcony
- BBQ area
- Clubhouse
- Playground
- Landscaped walk to front door
- Many buildings in this community have brick facades and wooden beam supported balconies

NEARBY ATTRACTIONS

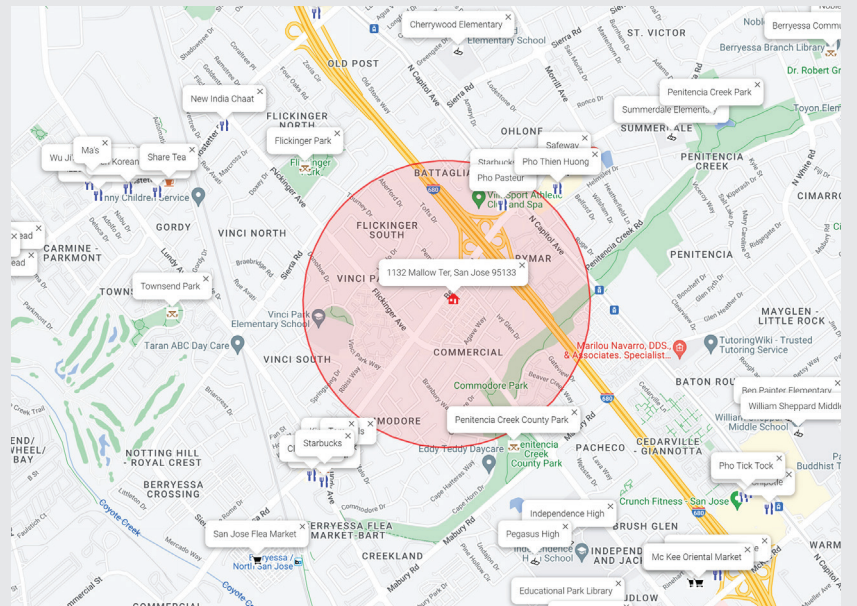
Short walk to:

- Vinci Park
- Vinci Park Elementary
- Flickinger Park
- Penitencia Creek County Park
- Starbucks
- Safeway
- CVS Drug Store
- Tastea Berryessa Bubble Tea
- 7 Leaves Cafe
- King Egg Roll
- Kaizoku Sushi
- Claw Shack
- Indo Pak Halal Market
- El Buen Gusto Taqueria
- L&L Barbecue
- Lai Rai Vietnamese

- Pho Curong
- Angry Hot Chicken
- Hung Vuong Tofu
- Round Table Pizza

Moderate walk to:

- Independence High
- Popeyes Louisiana Kitchen
- Tindahan Pinoy Filipino
- Pho Dao
- Dai Thanh Supermarket

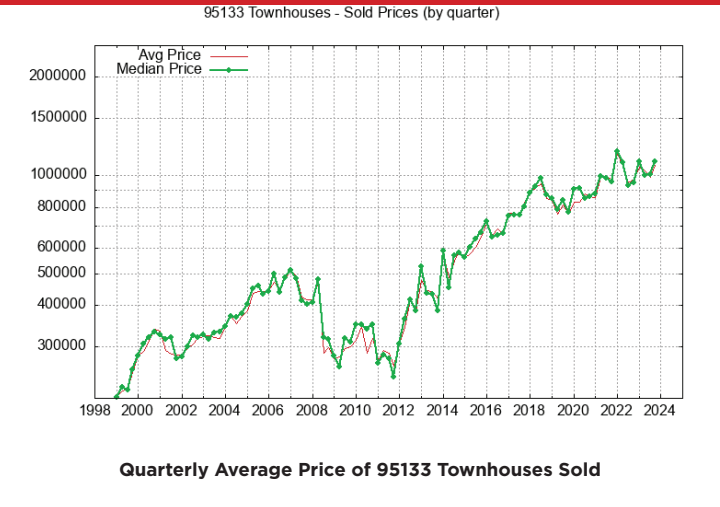


*Red circle marks 0.5 miles around 1132 Mallow Ter, San Jose 95133

LOCAL REAL ESTATE TRENDS

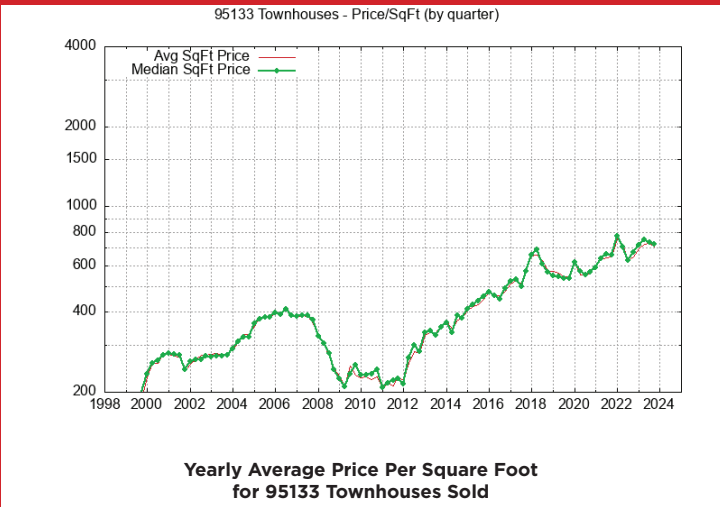
Average and Median Home Price of 95133 Townhouses Sold

When trying to understand 95133 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.



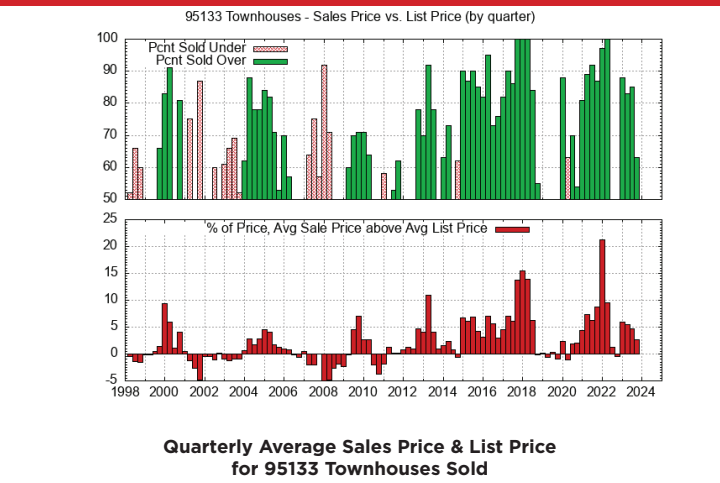
Price Per Square Foot for 95133 Townhouses Sold

The sales price of a 95133 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 95133 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.



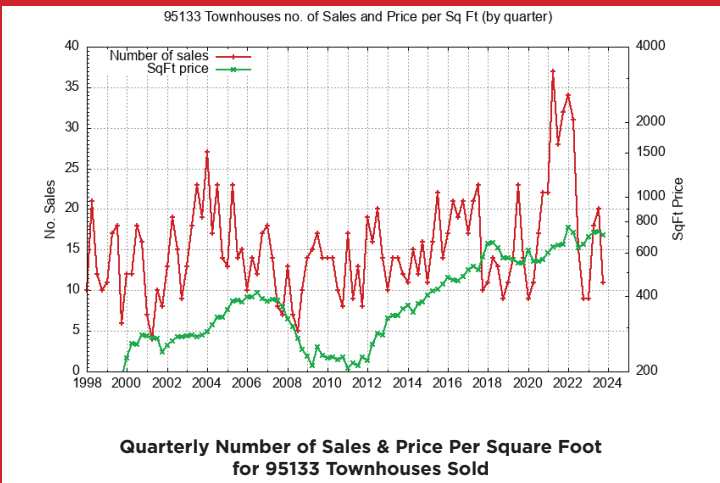
Sales Price vs. List Price for 95133 Townhouses

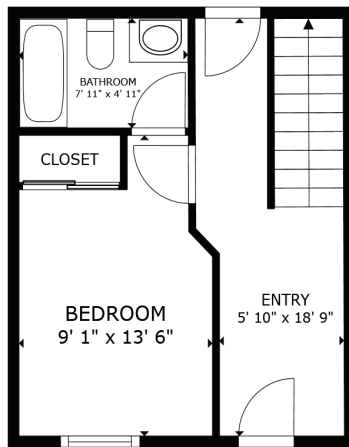
Home buyers and sellers want to know the typical relationship between list price and sales price. This relationship varies with city and time. The plots below show trends for this relationship using color coding which generally highlights changes in the market. More 95133 homes being sold over list price 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.



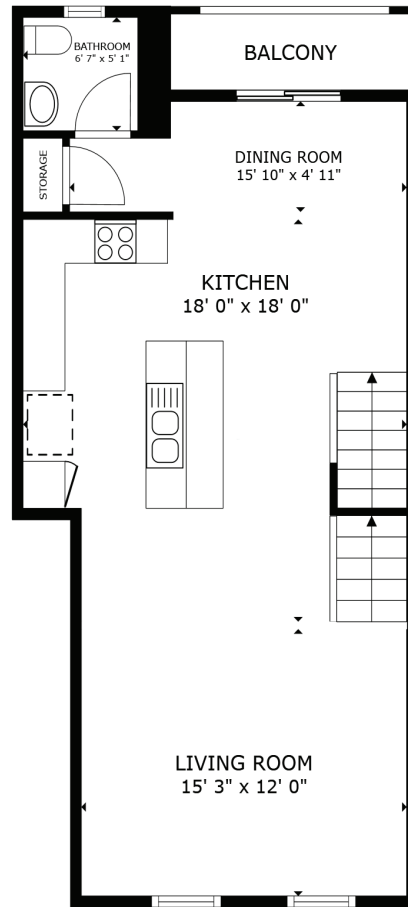
Number of 95133 Townhouses Sold

A quick estimate of how active the 95133 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.

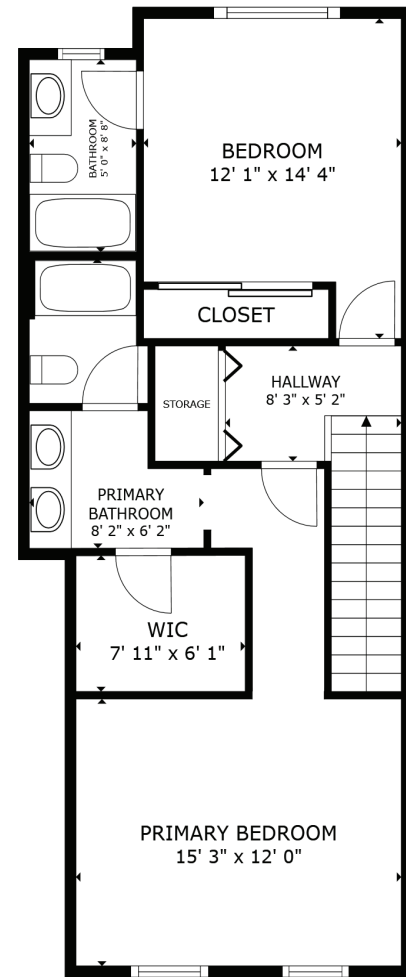




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 285 sq.ft. FLOOR 2 622 sq.ft. FLOOR 3 690 sq.ft.
 EXCLUDED AREAS : BALCONY 38 sq.ft.
 TOTAL : 1,597 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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