



JLEE REALTY



1987 O'FARRELL ST
SAN MATEO 94403

WONDERFUL CORTE BELLA CONDO WITH TWO EN-SUITE BEDROOMS

This wonderful Corte Bella condo has two bedrooms with bath en-suite and underground parking for two cars. The community provides a pool, a spa, a gym, and a recreation room. Both bedrooms have vaulted ceilings, recessed lighting, carpeted floors, and celestory windows. The inside laundry is upstairs for easy access.

The beautiful living room has a high ceiling and is filled with light from celestory windows, side windows looking out to the entrance and sliding glass doors opening out to the balcony that overlooks the large common area. A rich brown wood floor contrasts beautifully with the white walls and ceiling. A fireplace will make you feel cozy on cold days. It is open to the dining room, creating an open, cheerful, modern ambiance.

The kitchen has bright cheerful white cabinets, walls, and tile countertops. It also includes a gas range and new stainless steel dishwasher.

2 bedrooms

2.5 bathrooms

Living space: 1,394 SQ.FT.

2 underground parking spots

New AC, dishwasher & more.

PRICE UPON REQUEST

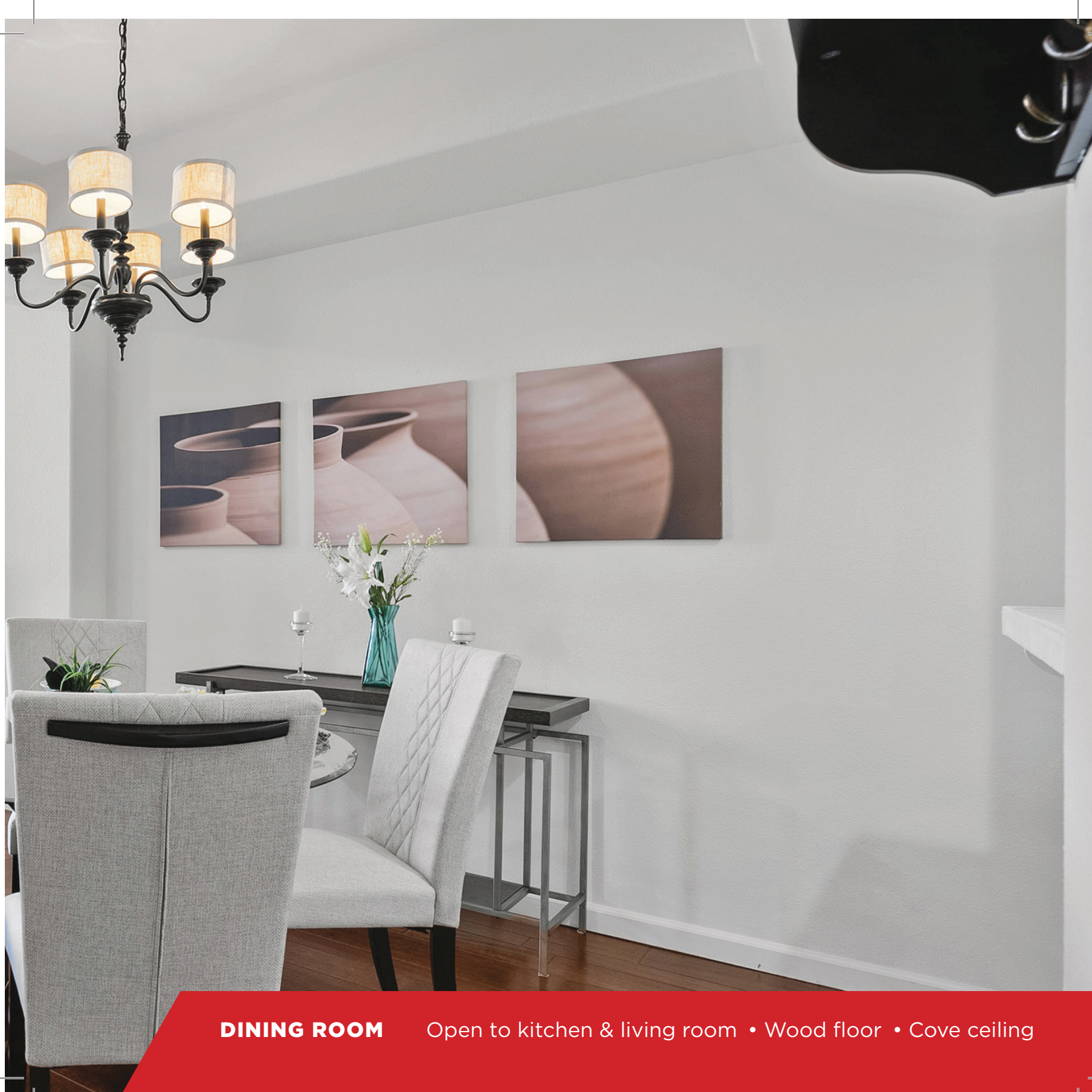


Juliana Lee Team
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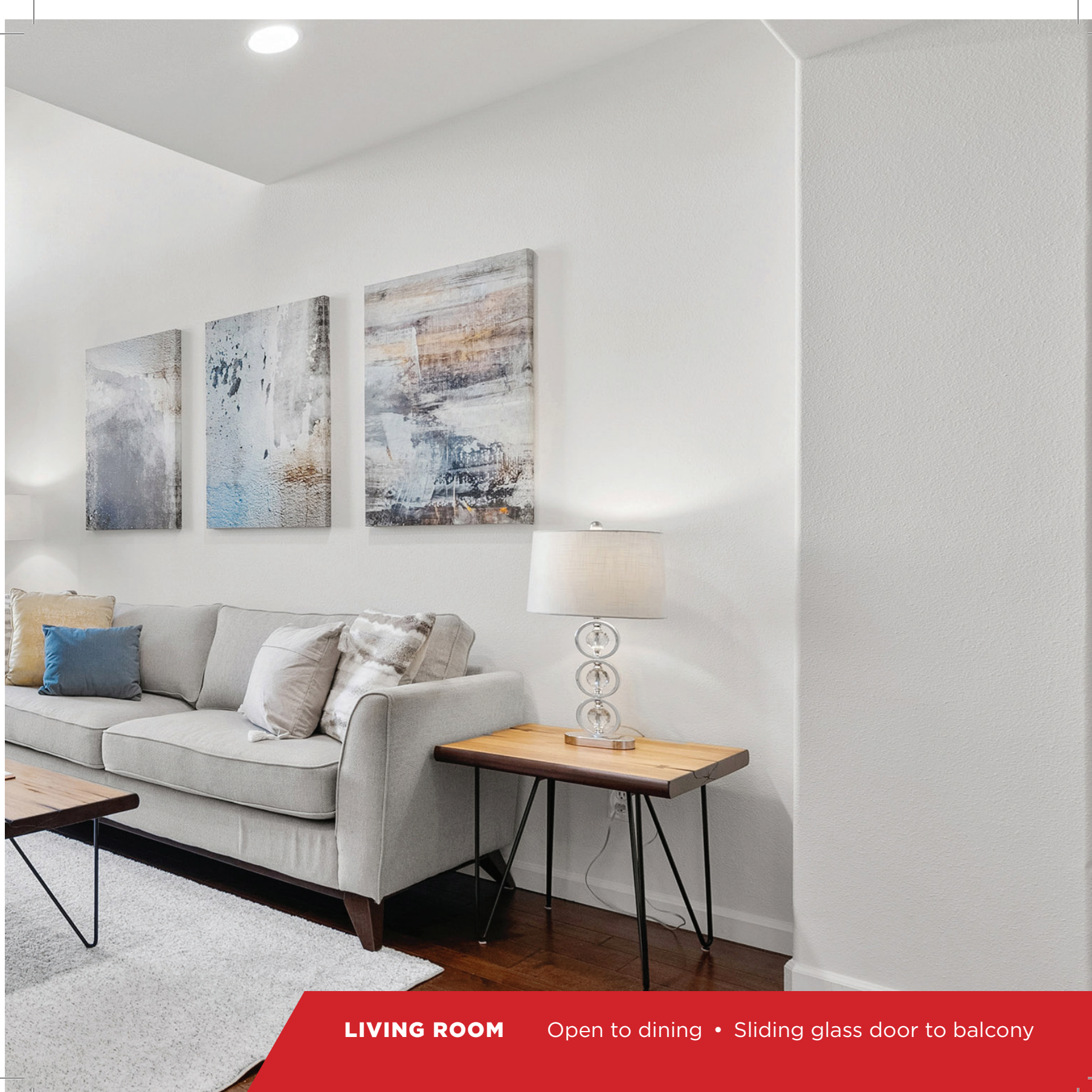




DINING ROOM

Open to kitchen & living room • Wood floor • Cove ceiling

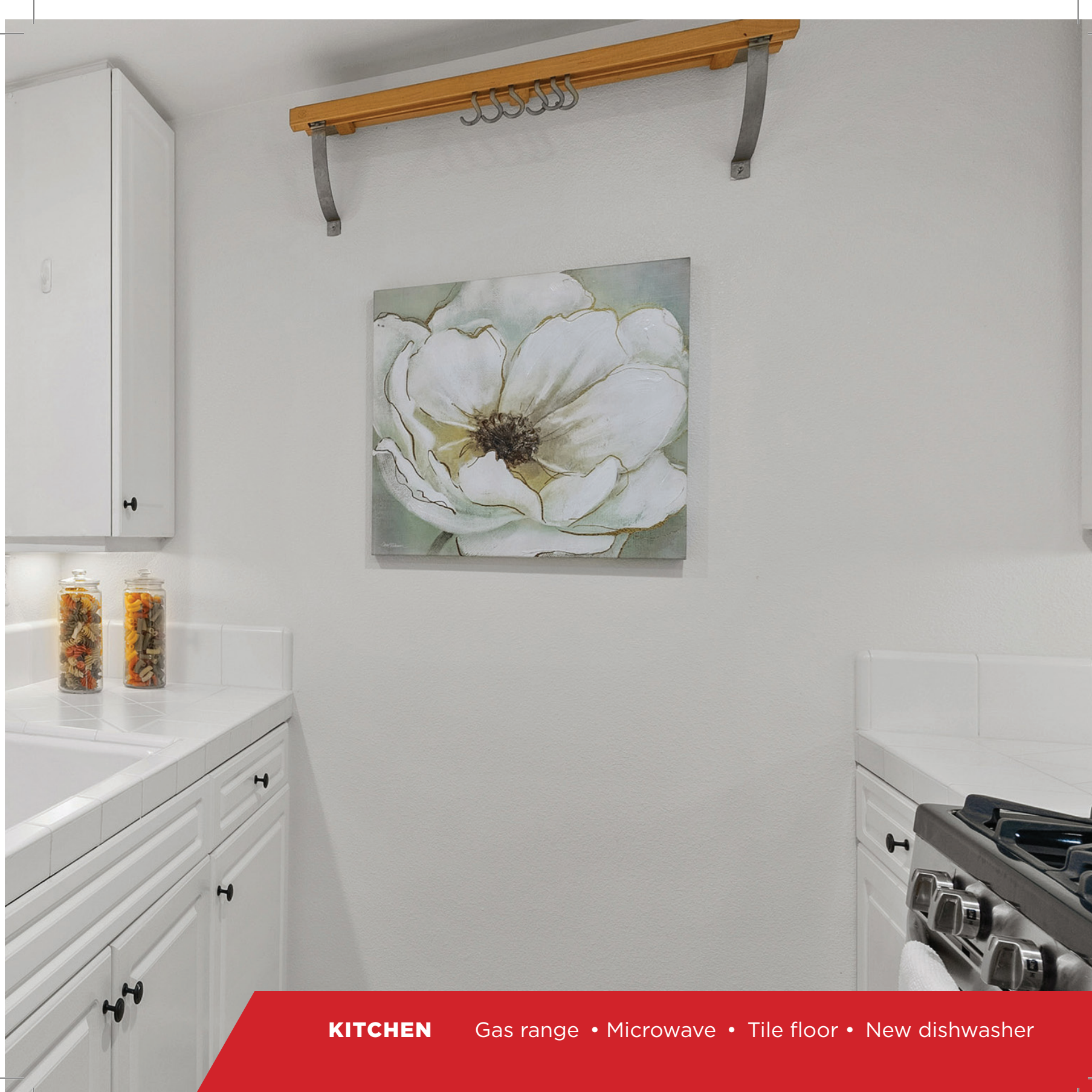




LIVING ROOM

Open to dining • Sliding glass door to balcony





KITCHEN

Gas range • Microwave • Tile floor • New dishwasher





PRIMARY SUITE

Vaulted ceiling • Carpeted floor • Walk-in closet

1987 OFARRELL ST • SAN MATEO • 94403

Home Features

- Living space: 1,394 sq.ft.
- 2 bedrooms with bath ensuite, 2.5 bathrooms
- New central air conditioning
- New dishwasher
- New floor in primary bathroom
- New toilets
- Inside laundry
- Underground parking - 2 cars
- Beresford Elementary, Abbott Middle, Aragon High

Kitchen

- Stainless steel appliances
- Free standing gas range
- White raised panel cabinets
- White tile counter tops
- Low white tile back splash
- Tile floor

Living Room

- High ceiling

- Recessed lighting
- Wood floor
- Fireplace with white mantel and surround
- View of front balcony and common area

Primary Suite

- Vaulted ceiling
- Carpeted floor
- Sliding glass doors leading out to balcony
- Celestory windows
- Fireplace
- Walk-in closet
- White raised panel vanity with white tile counter-top and two recessed sinks
- Wood bathroom floor
- Platform tub with white tile surround
- Separate glass door shower

Exterior

- Community pool, spa, gym, and recreation room
- Paver walkways

NEARBY ATTRACTIONS

Short walk to:

- Starbucks Coffee
- Safeway
- Jack's Restaurant & Bar
- Santa Ramen
- Seapot
- Curry & Kabob
- Heidi's Pies
- Pho Element
- Silver House
- CVS
- 24 Hour Fitness
- Trinta Park
- Borel Park
- Beresford Park

Center

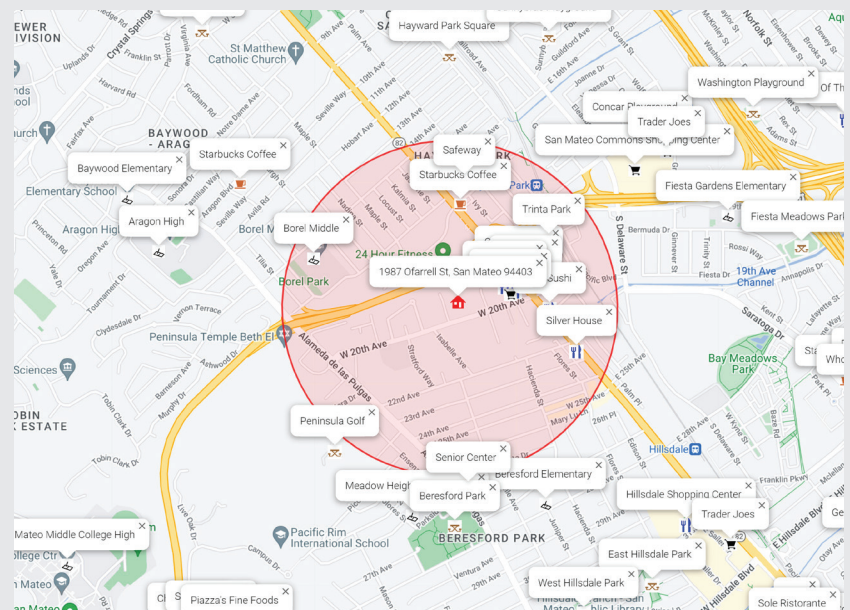
- Trader Joe's
- San Mateo Commons Shopping Center
- Peninsul Golf & Country Club

Short bike ride to:

- Downtown San Mateo
- Central Park
- College of San Mateo

Moderate walk to:

- Hillsdale Shopping

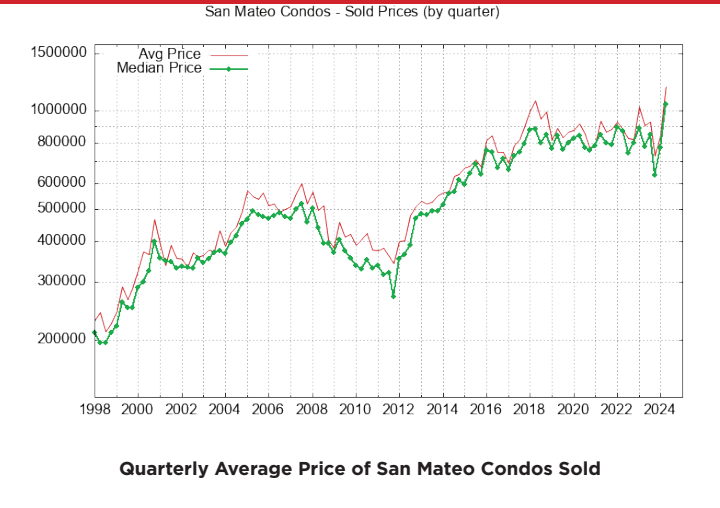


*Red circle marks 0.5 miles around 1987 Ofarrell St, San Mateo 94403

LOCAL REAL ESTATE TRENDS

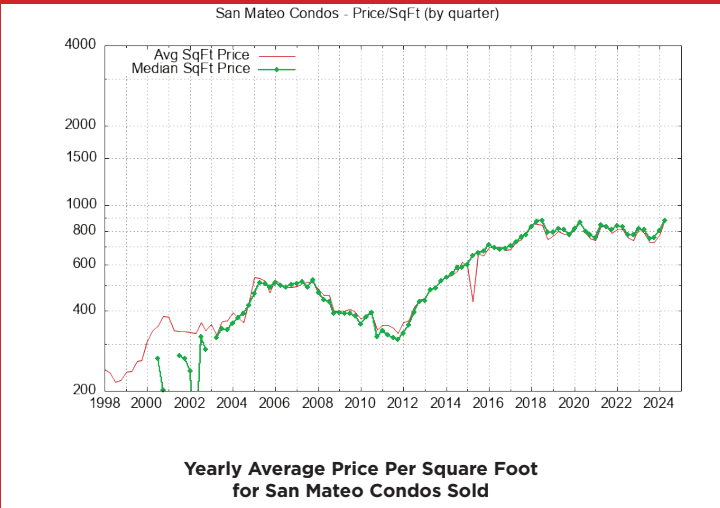
Average and Median Home Price of San Mateo Condos Sold

When trying to understand San Mateo 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.



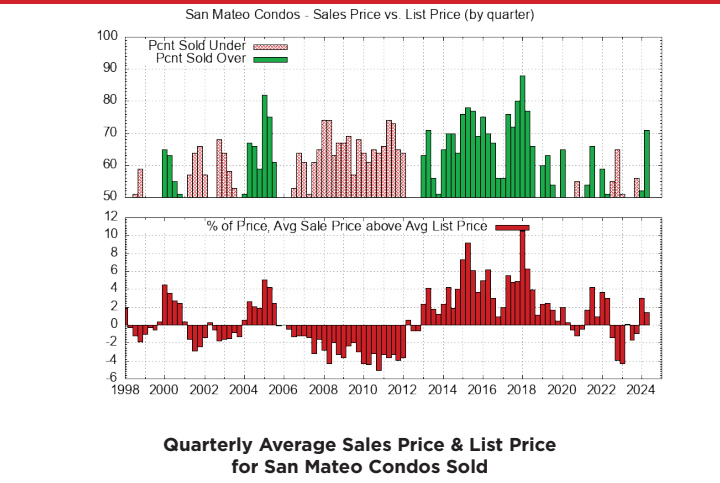
Price Per Square Foot for San Mateo Condos Sold

The sales price of a San Mateo 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 Mateo 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.



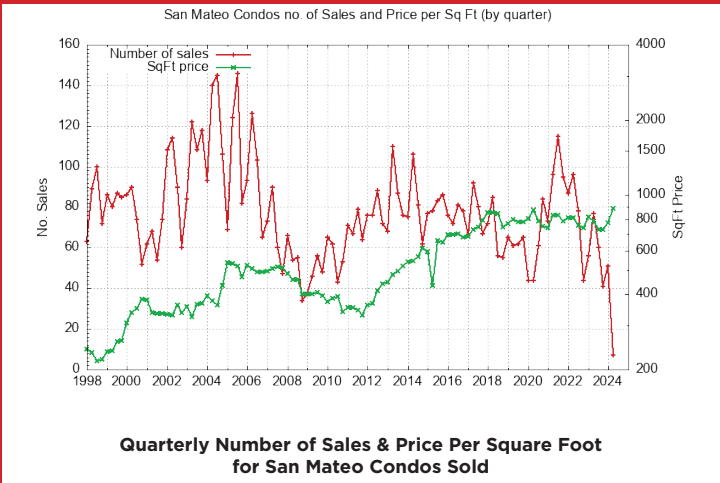
Sales Price vs. List Price for San Mateo Condos

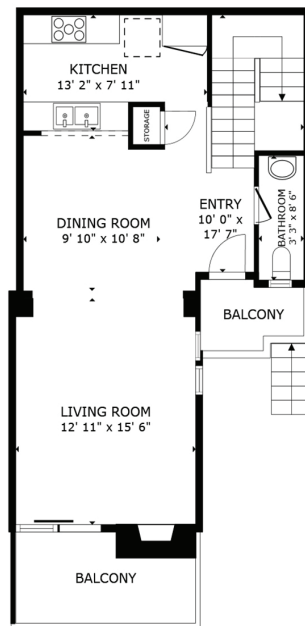
Home buyers and sellers want to know the typical relationship between list price and sales price. This relationship varies with city and time. The plots below show trends for this relationship using color coding which generally highlights changes in the market. More San Mateo homes being sold over list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



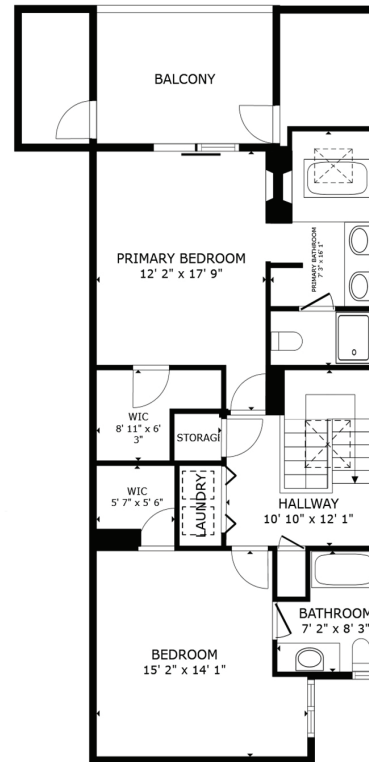
Number of San Mateo Condos Sold

A quick estimate of how active the San Mateo 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

GROSS INTERNAL AREA
 FLOOR 1 578 sq.ft. FLOOR 2 907 sq.ft.
 EXCLUDED AREAS : BALCONY 81 sq.ft. BALCONY 31 sq.ft. BALCONY 113 sq.ft.
 TOTAL : 1,485 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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李文房地產做的最好

Over 30 Years of Experience in 30+ Silicon Valley Cities