



JLEE REALTY



2014 GAMMELL BROWN PL
SANTA CLARA 95050

SPACIOUS 5 BEDROOM HOME LOCATED IN A TRANQUIL NEIGHBORHOOD

This delightful home is ideal for a family wanting a lot of living space, in a single family house with its own yard but not too much yard maintenance. Located in a low traffic neighborhood having only one street in and out, it is within walking distance of numerous shops, cafes, and other attractions.

The modern kitchen, with a large pantry, is separated from the family room by an island and has a breakfast area at one end. A sliding glass door leads from the breakfast area to the back patio. The adjacent family room is light filled from a large window. The kitchen, breakfast area, and family area form an inviting great room.

One bedroom is off of a short hall and adjacent to the family room. It would be an ideal guest room. The other four bedrooms are upstairs as is the laundry room and two bathrooms. The primary bedroom, with bath en-suite, has a walk-in closet, dual sinks, a tub, and a shower.

5 bedrooms

3 bathrooms

Living space: 2,360 SQ.FT.

Lot: 3,185 SQ.FT.

Living room + family room

PRICE UPON REQUEST



Juliana Lee Team
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LIVING ROOM

Open to dining • View of front and side yards





FAMILY ROOM

Open to kitchen • Wood plank floor • Fireplace





KITCHEN

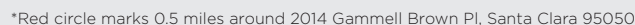
High granite backsplash • Gas range • Microwave • Tile floor





PRIMARY SUITE

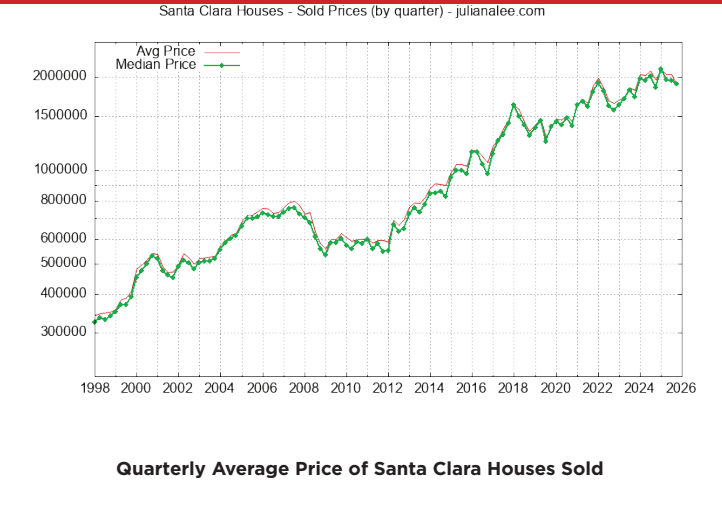
Carpeted floor • Walk-in closet • Tub and separate shower



LOCAL REAL ESTATE TRENDS

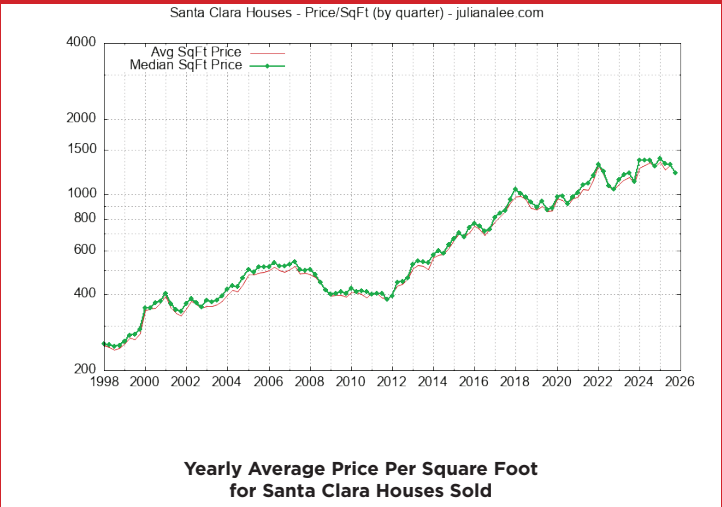
Average and Median Home Price of Santa Clara Houses Sold

When trying to understand Santa Clara 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.



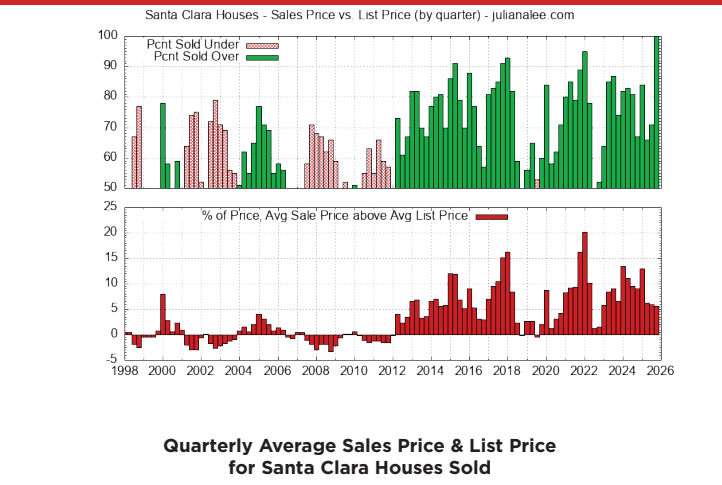
Price Per Square Foot for Santa Clara Houses Sold

The sales price of a Santa Clara 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 Santa Clara 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.



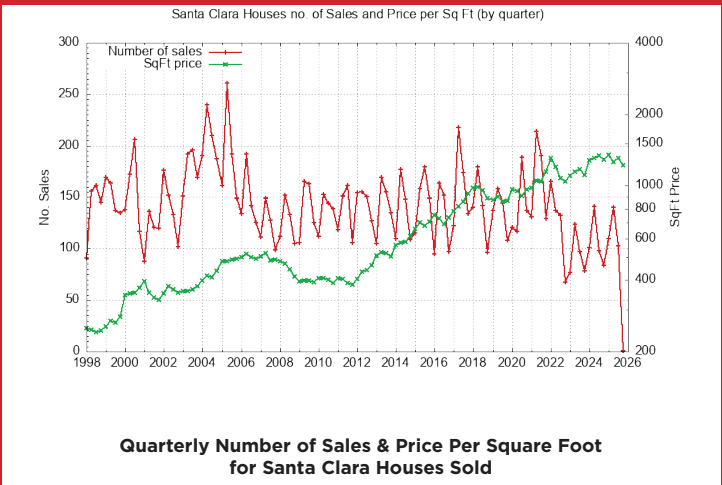
Sales vs. List Price for Santa Clara Houses

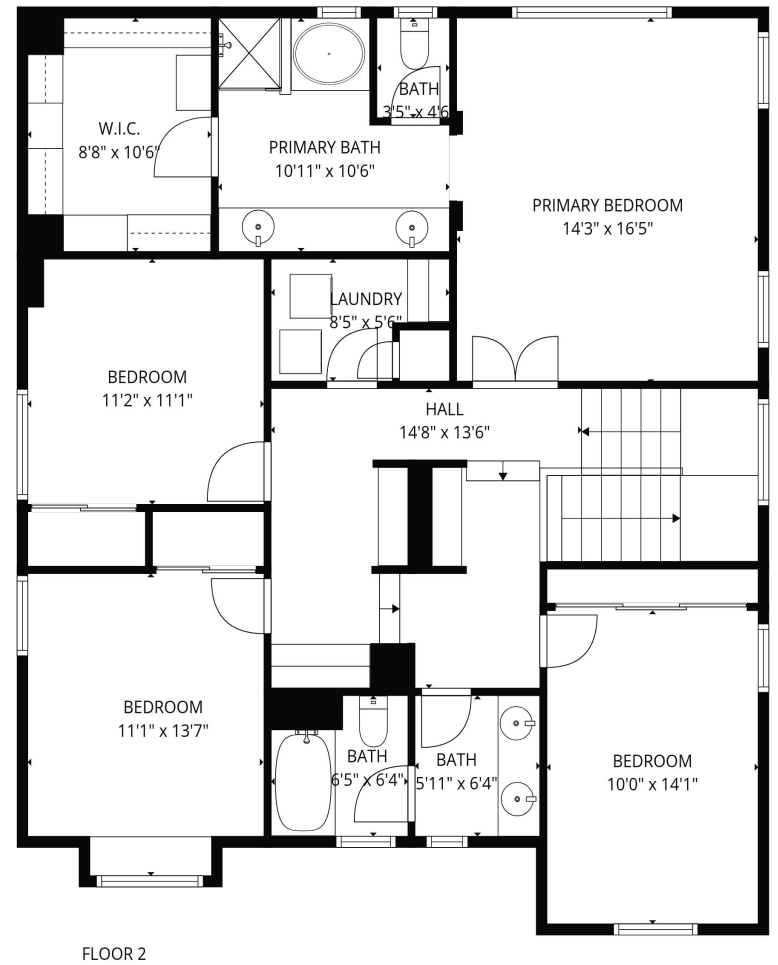
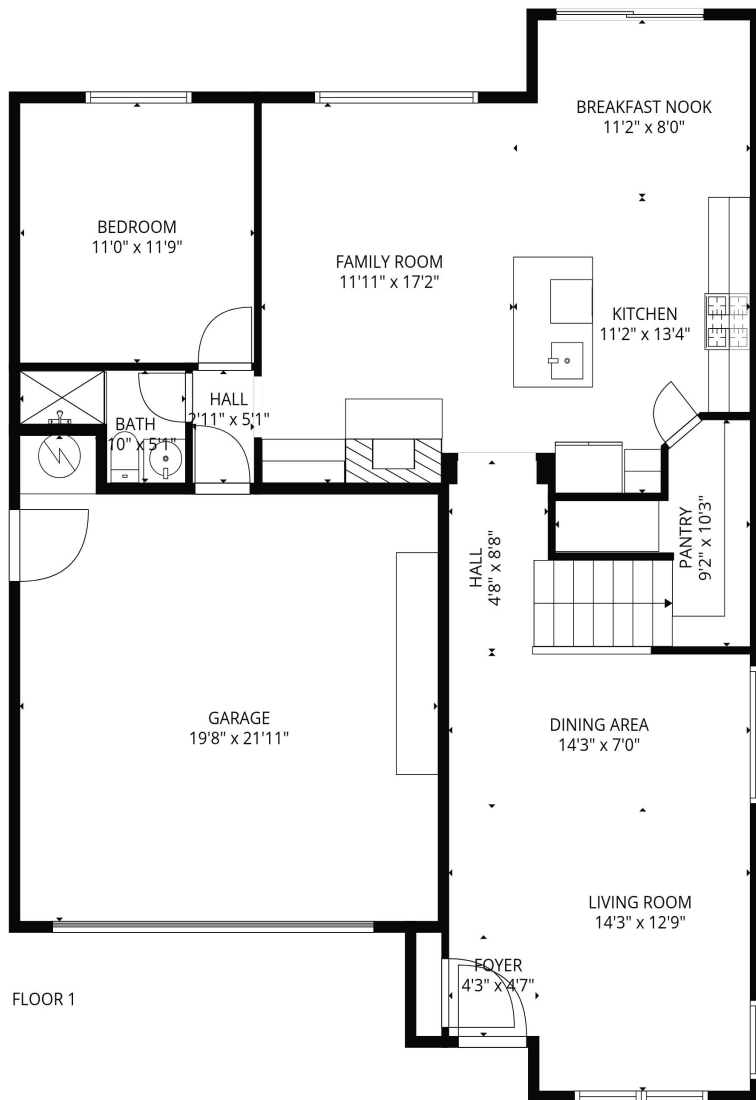
Home buyers and sellers want to know the typical relationship between list price and sales price. This relationship varies with city and time. The plots below show trends for this relationship using color coding which generally highlights changes in the market. More Santa Clara being sold over list price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

A quick estimate of how active the Santa Clara 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.







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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