



JLEE REALTY



26854 GRANDVIEW AVE
HAYWARD 94542

BAY VIEWS, TRANQUILITY, AND WIDE OPEN SPACES

This spacious 4 bedroom home is located up a short private hillside driveway and has panoramic views of the San Francisco Bay below. The wide open tranquility provided by its location make this home a paradise. The view includes the Dumbarton Bridge, the San Mateo Bridge, the Bay Bridge, and even the Golden Gate Bridge. With ample undeveloped land, parks, and hillsides nearby, deer are regularly seen.

A marble floored foyer welcomes guests into the home. Entertaining and meetings are made easy with a formal living room, a formal dining room, and a marble floored office. The spacious kitchen features a top of the line Viking gas range, chef's oven, and granite slab countertops. A large redwood deck, with views of the SF Bay enables delightful outdoor meals and relaxing. The backyard also has multiple fruit bearing trees.

4 bedrooms

2.5 bathrooms

Living space: 3,334 SQ.FT.

Lot: 8,878 SQ.FT.

Large 4th bedroom/family room

PRICE UPON REQUEST



Juliana Lee Team
650-857-1000

JulianaLee.com/26854grandviewwave







DINING ROOM

Adjacent to kitchen • Wood floor • Bay Views





LIVING ROOM

Vaulted ceiling • Wood burning fireplace





KITCHEN

High granite backsplash • Viking range • Microwave • Tile floor





PRIMARY SUITE

Sliding door to balcony • Wood plank floor • Recessed lighting

26854 GRANDVIEW AVE • HAYWARD

Home Features

- Living space: 3,334 sq.ft.
- Lot size: 8,878 sq.ft.
- 4 bedrooms, 2.5 bathrooms
- Stonebrae Elementary, Bret Harte Middle, Hayward High

Kitchen

- Stainless steel appliances
- Viking gas range
- Stained wood cabinets
- Granite counter tops
- High granite back splash
- Tile floor
- Recessed lighting
- Bay view from kitchen

Living Room

- Vaulted ceiling
- Wood floor
- Wood burning fireplace with white mantel and

polished stone tile hearth

- View of bay and mountains
- Windows on three sides
- Recessed lighting

Primary Suite

- Vaulted ceiling
- Wood floor
- Windows looking out to SF Bay
- Walk-in closet
- Stained wood vanity with synthetic counter-top and recessed sinks
- Tile bathroom floor with decorative insets
- Platform soaking tub with bay view
- Walk-in glass shower with sliding doors

Exterior

- Lap siding
- Large redwood deck
- Fruit bearing trees

NEARBY ATTRACTIONS

Short walk to:

- University Market
- Bronco Billys Pizza
- College Heights Park
- California State University

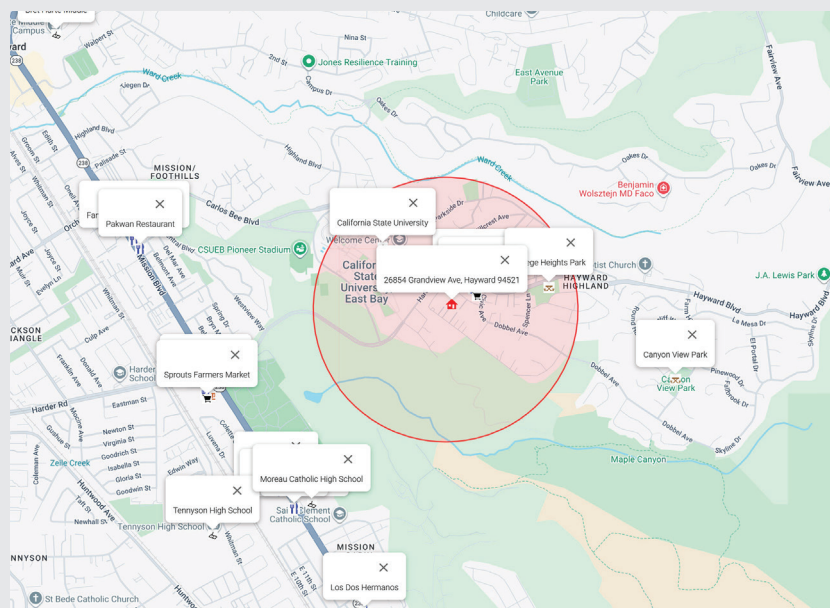
- Tandoor Indian Restaurant
- Shahi Darbar Indian
- Los Dos Hermanos

Easy Destinations:

- San Francisco
- San Jose
- Berkeley
- Walnut Creek

Nearby:

- Canyon View Park
- Sprouts Farmers Market
- Chipotle Mexican Grill
- Starbucks
- Pakwan Restaurant
- Family House Fish & Poultry
- Moreau Catholic High School
- Lalo's Taqueria

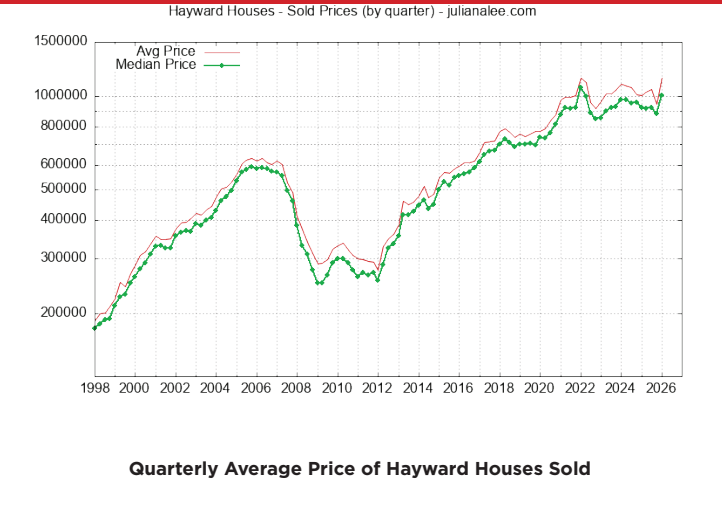


*Red circle marks 0.5 miles around 26854 Grandview Ave, Hayward 94542

LOCAL REAL ESTATE TRENDS

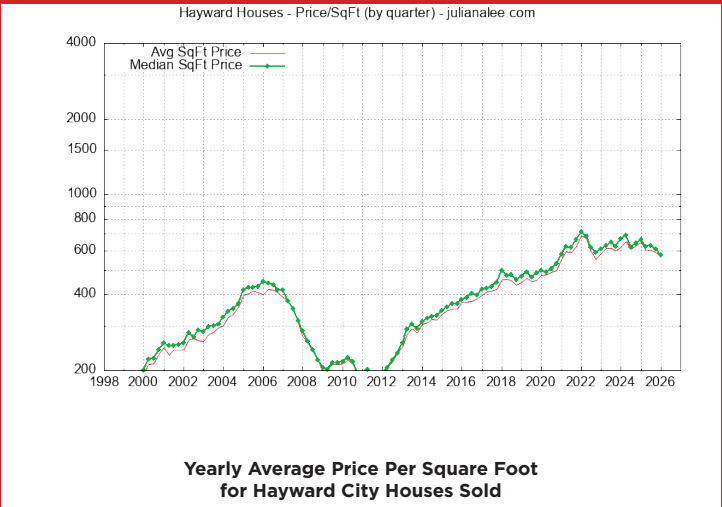
Average and Median Home Price of Hayward Houses Sold

When trying to understand Hayward 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.



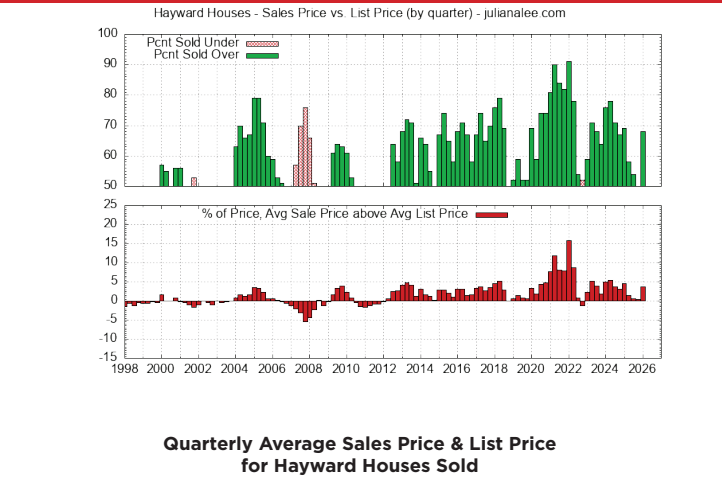
Price Per Square Foot for Hayward Houses Sold

The sales price of a Hayward 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 Hayward 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.



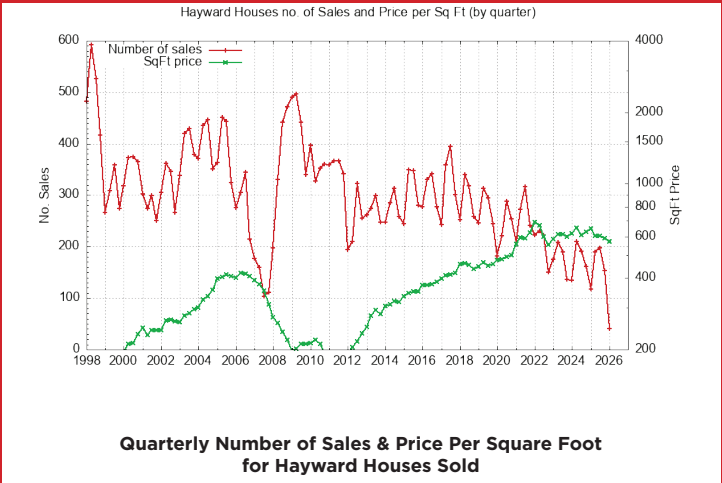
Sales vs. List Price for Hayward Houses

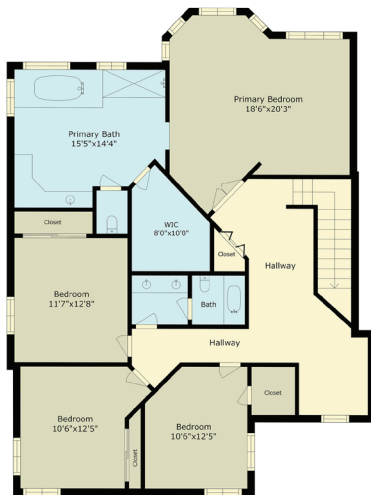
Home buyers and sellers want to know the typical relationship between list price and sales price. This relationship varies with city and time. The plots below show trends for this relationship using color coding which generally highlights changes in the market. More Hayward houses being sold over list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

A quick estimate of how active the Hayward 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.

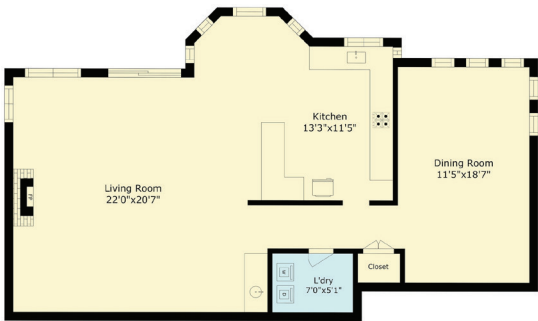




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TOTAL: 1,508 sq.ft.
Floor 3: 1,508sq.ft.

Floorplan based on Matterport scan. Measurements deemed reliable but not guaranteed.



TOTAL: 1,020sq.ft.
Floor 1: 1,020sq.ft.

Floorplan based on Matterport scan. Measurements deemed reliable but not guaranteed.



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TOTAL: 1,046 sq.ft.
Floor 2: 1,046 sq.ft.

Floorplan based on Matterport scan. Measurements deemed reliable but not guaranteed.



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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