



JLEE REALTY



649 MINNESOTA AVE
SAN JOSE 95125

DELIGHTFUL WILLOW GLEN HOME REBUILT IN 2010 (APPROX)

This superbly rebuilt 3-bedroom, 2-bathroom Willow Glen home has 1,850 square feet of modern living on a 7,134 square foot lot. Quality is evident with its exceptional 2010-era remodel featuring hickory hardwood floors, slab granite countertops, cherry cabinets, and stainless steel appliances in the open-concept kitchen. The functional, stylish floor plan includes designer tiles, energy-saving extras, and a huge master bedroom. The large fenced yard provides a sizeable lawn area, a large patio, fruit trees, and is surrounded by mature shade trees in the parking strip.

This “Walker’s Paradise” boasts a 91 Walk Score. The monthly social San Jose Bike Party is delightful to watch as it passes through Minnesota Ave at night, a couple of times a year with colorful lighting and music. There is also an annual community gathering with food stalls, items for sale, jumping houses for kids, and music.

3 bedrooms

2 bathrooms

Living space: 1,850 SQ.FT.

Lot: 7,134 SQ.FT.

Solar panels (owned)

PRICE UPON REQUEST



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DINING ROOM

Open to both kitchen & living room • Solar tube





LIVING ROOM

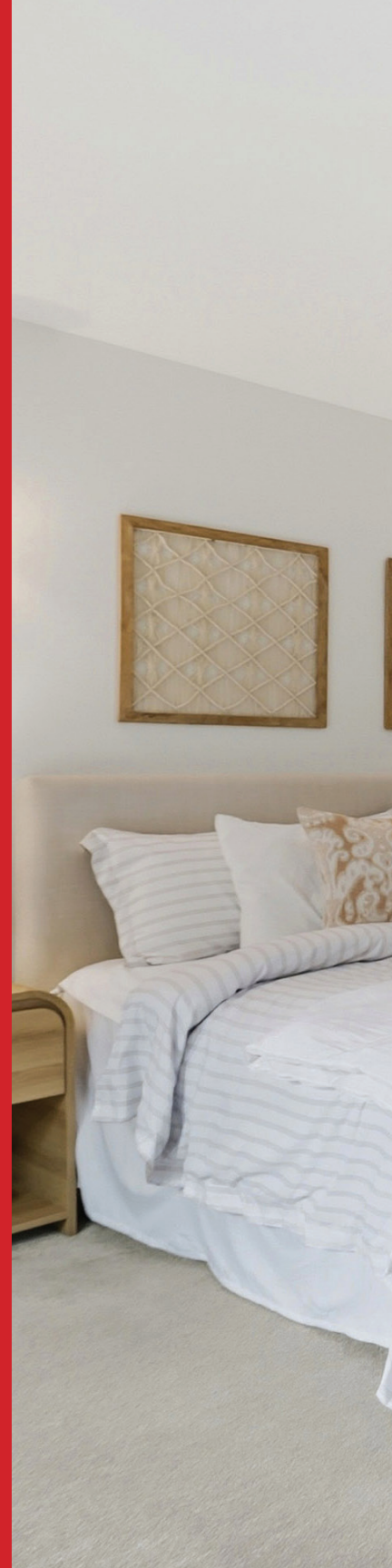
Open to dining • Fireplace • Wood plank floor





KITCHEN

High backsplash • Gas range • Microwave • Wood plank floor • Solar tube





PRIMARY SUITE

Fireplace • Study/dressing area at entrance • Door to patio

649 MINNESOTA AVE • SAN JOSE

Home Features

- Living space: 1,850 sq.ft.
- Lot size: 7,134 sq.ft.
- 3 bedrooms, 2 bathrooms
- Central AC
- Light filled (windows + additional light from solar tubes)
- Solar panels (owned)
- Willow Glen Elementary, Willow Glen Middle, Willow Glen High
- Low fence and hedge in front yard

Kitchen

- Stainless steel appliances
- Gas range
- Stained wood, shaker style cabinets
- Granite counter tops
- Modern synthetic back splash
- Hand hewn wood plank floor
- Open to dining room and living room beyond
- Light filled (windows, solar tube)

Living Room

- Open to dining room and kitchen beyond
- Recessed lighting
- Hand hewn wood plank floor
- Fireplace
- View of front yard

Primary Suite

- Recessed lighting
- Carpeted floor
- Fireplace
- Study at entrance of primary suite
- Sliding glass door leading out to patio
- Walk-in closet
- Stained wood vanity with dark granite counter-top and two recessed sinks
- Modern tile bathroom floor
- Platform tub with tile surround
- Glass corner shower

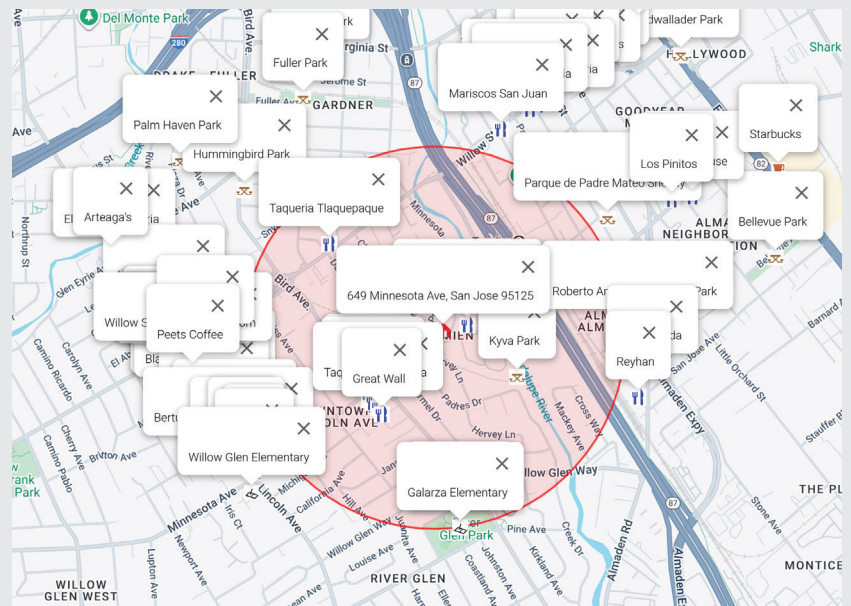
NEARBY ATTRACTIONS

Short walk to:

- Souvlaki Greek Skewers
- Casa Juana
- The Giving Pies
- Taqueria Tlaquepaque
- Mimosas Cafe Willow Glen
- Toast Cafe & Grill
- Safeway
- Great Wall
- River Glen Park
- Empire Montessori Preschool
- Bertucelli's La Villa Gourmet
- Icicles
- John's of Willow Glen
- Sushi Confidential
- Aqui Willow Glen
- Black Sheep Brasserie
- Sushi Arashi
- Hajis
- The Table
- Peets Coffee
- Crepevine
- El Halal Amigos
- Bill's Cafe
- Copita Tequilera y Comida
- Burma Roots
- Willow Street Wood-Fired Pizza

Moderate walk to:

- Starbucks
- Nick the Greek
- Locanda Ischia

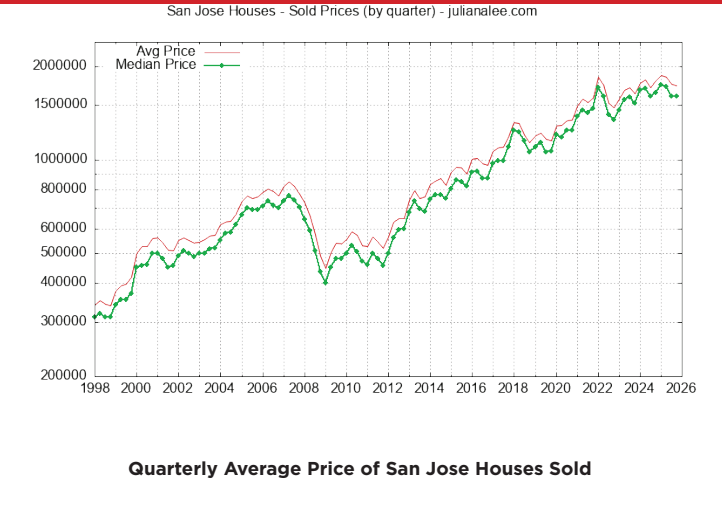


*Red circle marks 0.5 miles around 649 Minnesota Ave, San Jose 95125

LOCAL REAL ESTATE TRENDS

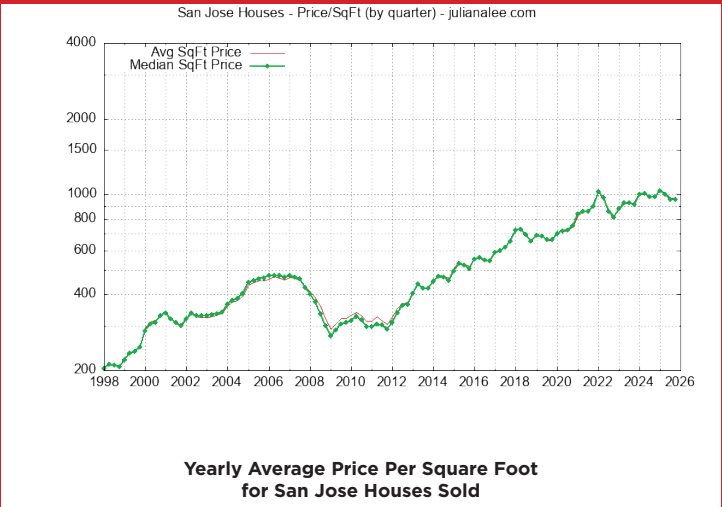
Average and Median Home Price of San Jose Houses Sold

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.



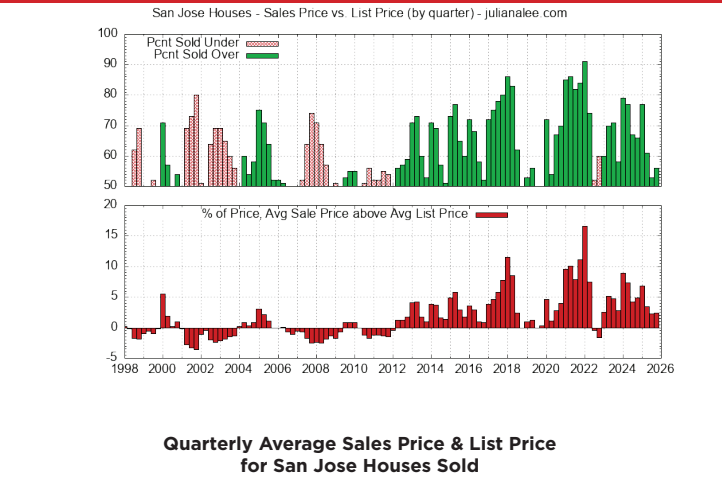
Price Per Square Foot for San Jose Houses Sold

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.



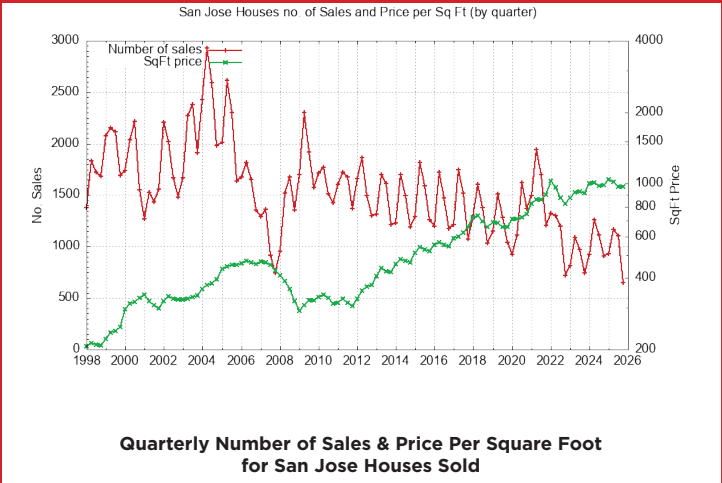
Sales vs. List Price for San Jose Houses

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 San San Jose 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 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.



649 Minnesota Ave, San Jose, CA 95125



f/8

TOTAL: 1,812 sq.ft.
1st Floor: 1,812 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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Over 35 Years of Experience in 35+ Silicon Valley Cities