



JLEE REALTY



2767 WINCHESTER RD
HAYWARD 94541

MID-CENTURY UPDATED 4 BEDROOM HOUSE, WITH FLEXIABE GROUND FLOOR

Located in the desirable Fairview area of Hayward, 2767 Winchester Drive offers living on a quiet residential street with convenient access to schools, parks, and major commute routes. This charming mid-century home combines classic character with practical space for modern living. A ground floor level provides additional space for a recreation/family room, a secluded bedroom, an eating area, and a snack area.

Built in 1955, the home features 3 bedrooms and 2 bathrooms across approximately 1,739 square feet of living space on the main floor, making it a classic ideal layout for families. The ground floor provides an additional 713 sq.ft. of flexible ground floor that can easily serve as a guest room, office, recreation room, or hobby space with snack area.

Set on a 5,508-square-foot lot, the property provides a comfortable balance between indoor living and outdoor enjoyment.

4 bedrooms

2 bathrooms

Living space: 1,739 + 713 SQ.FT.

Lot: 5,508 SQ.FT.

Large patio, 2 car garage

PRICE UPON REQUEST



Juliana Lee Team
650-857-1000

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DINING ROOM

Open to kitchen • Modern Tile Floor





LIVING ROOM

Open to dining • Sliding glass door to balcony





KITCHEN

High tile backsplash • Electric range • Microwave • Tile floor





PRIMARY SUITE

Sliding door to balcony • Wood plank floor • Recessed lighting

2767 WINCHESTER DR • HAYWARD

Home Features

- Living space: 1,268 sq.ft.
- Lot size: 5,508 sq.ft.
- 4 bedrooms, 2 bathrooms
- East Ave Elementary, Bret Harte Elementary, Hayward High

Kitchen

- White dishwasher
- Black free-standing gas range
- Microwave
- Stained wood cabinets
- Granite counter tops
- Low granite back splash
- Vinyl plank floor

Living Room

- White ceiling
- Carpeted floor
- Brick fireplace
- View of front and side yard

Primary Suite

- Ceiling light
- Carpeted floor
- Windows looking out to
- Two sliding door closets
- Stained wood vanity with one-piece synthetic counter-top and recessed sink
- Marble bathroom floor
- Glass door shower with synthetic and tile surround

Lower Floor

- Family/recreation room
- Dining area
- Bedroom with sideyard window
- Snack area
- Lower level doorway & steps

Exterior

- Large patio
- Raised block backyard

* details believed accurate, buyer to verify

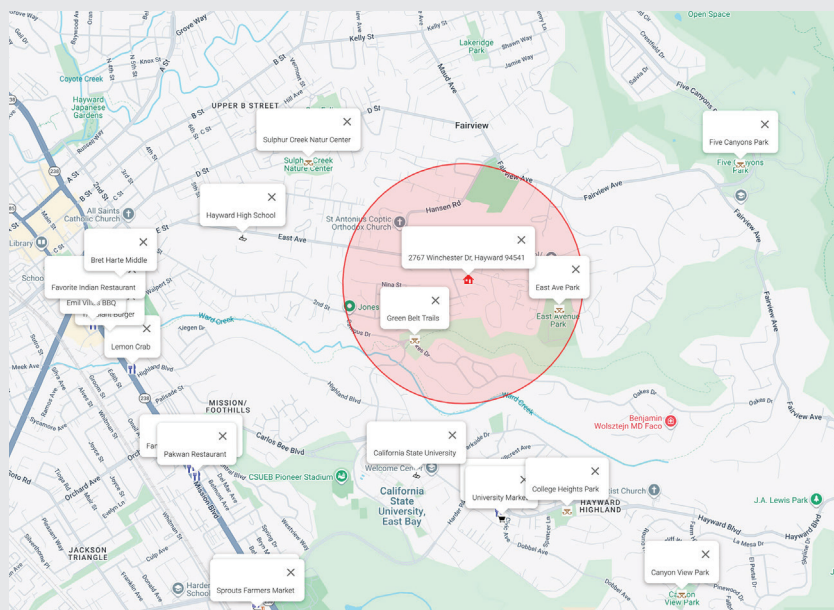
NEARBY ATTRACTIONS

Short walk to:

- East Ave Park
- Green Belt Trails
- 1/4 Giant Burger

Nearby:

- Sulphur Creek Nature Center
- Hayward High School
- California State University
- Pakwan Restaurant
- Family House Fish & Poultry
- Lemon Crab
- Favorite Indian Restaurant
- Bret Harte Middle
- Emil Villa's BBQ

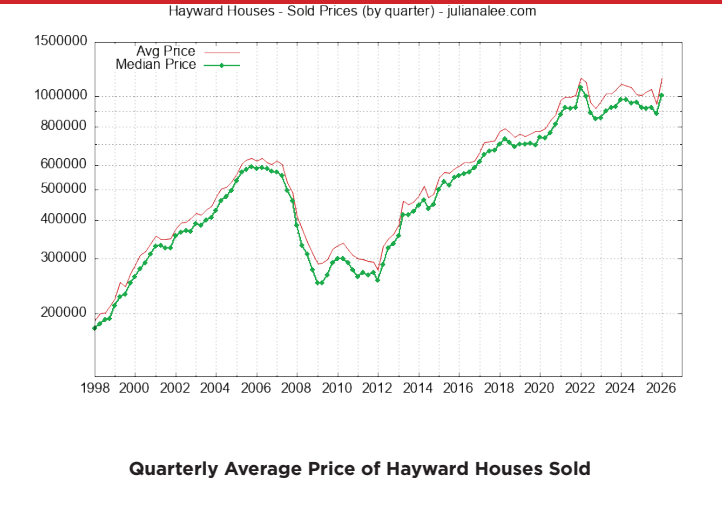


*Red circle marks 0.5 miles around 2767 Winchester Dr, Hayward 94541

LOCAL REAL ESTATE TRENDS

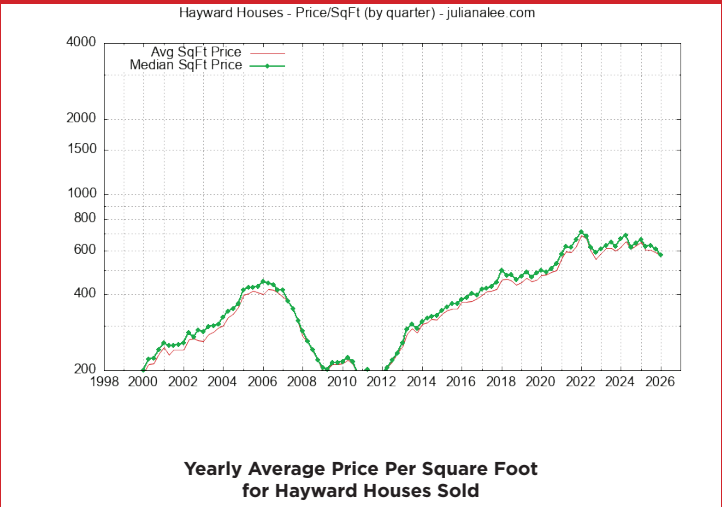
Average and Median Home Price of Hayward Houses Sold

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.



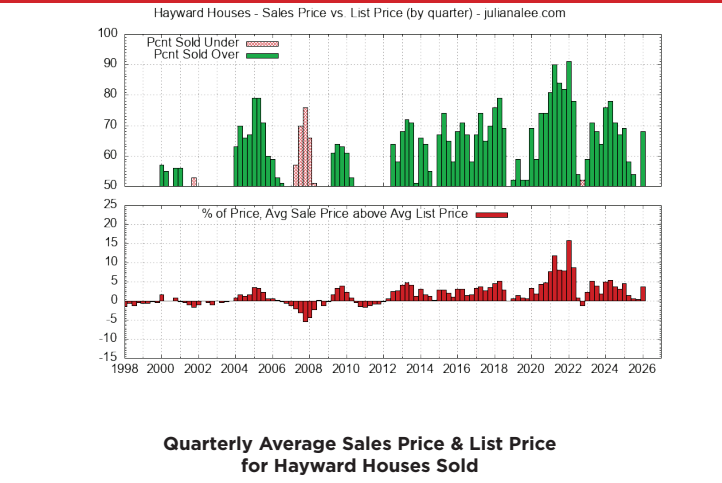
Price Per Square Foot for Hayward Houses Sold

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.



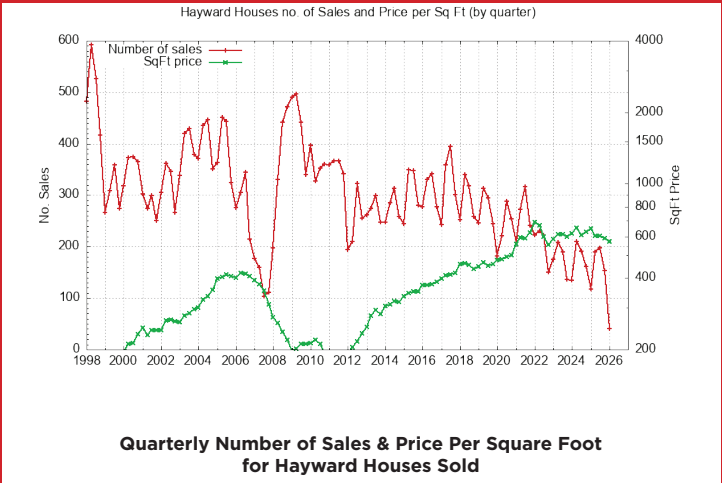
Sales vs. List Price for Hayward Houses

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.





f/8

TOTAL: 2,451 sq.ft.

Floor 1: 713 sq.ft. Floor 2: 1,739 sq.ft.

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



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Digitally Altered

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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