

Summary of Comparable Properties

Single Family Residential

SOLD

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
335 West Costello Drive	Los Altos	5	3 0	14	3,077	\$905.10	22,200	\$2,795,000	56	\$2,785,000	08/31/12
24151 Young Court	Los Altos	6	4 0	156	4,367	\$572.48	19,602	\$2,588,000	39	\$2,500,000	08/02/12
1864 Farndon Avenue	Los Altos	5	3 1	10	2,918	\$776.22	9,750	\$2,299,000	0	\$2,265,000	08/24/12
355 Arboleda Drive	Los Altos	4	3 0	8	2,487	\$944.91	10,318	\$2,050,000	1	\$2,350,000	08/31/12
1072 Parma Way	Los Altos	4	3 0	1	2,379	\$857.50	15,308	\$2,040,000	63	\$2,040,000	08/22/12
1286 Richardson Avenue	Los Altos	5	4 0	67	3,003	\$657.68	11,682	\$1,996,000	61	\$1,975,000	08/16/12
1380 Ranchita Drive	Los Altos	4	3 1	16	3,334	\$569.89	10,050	\$1,995,000	19	\$1,900,000	08/09/12
1105 Fremont Avenue	Los Altos	4	3 1	12	2,814	\$652.10	15,435	\$1,798,000	74	\$1,835,000	08/10/12
898 University Avenue	Los Altos	3	2 1	8	2,487	\$772.01	10,170	\$1,785,000	38	\$1,920,000	08/07/12
1513 Julie Lane	Los Altos	3	2 1	9	2,279	\$840.34	11,761	\$1,695,000	58	\$1,915,130	08/21/12
691 Benvenue Avenue	Los Altos	3	2 0	19	1,961	\$931.67	10,200	\$1,549,900	60	\$1,827,000	08/15/12
1967 Newcastle Drive	Los Altos	4	2 0	8	1,995	\$802.01	10,000	\$1,495,000	53	\$1,600,000	08/08/12
1207 Payne Drive	Los Altos	4	3 0	27	2,274	\$648.64	8,475	\$1,485,000	72	\$1,475,000	08/31/12
1415 Kring Way	Los Altos	4	2 1	10	2,705	\$554.53	13,356	\$1,469,000	34	\$1,500,000	08/31/12
1740 Havenhurst Drive	Los Altos	3	2 0	6	1,800	\$948.89	10,115	\$1,400,000	57	\$1,708,000	08/16/12
1424 Ranchita Drive	Los Altos	3	1 0	7	1,274	\$1,200.94	12,425	\$1,398,000	61	\$1,530,000	08/31/12
880 Echo Drive	Los Altos	2	1 0	6	1,827	\$1,045.43	13,600	\$1,395,000	64	\$1,910,000	08/01/12
287 South El Monte Avenue	Los Altos	5	3 0	13	2,600	\$551.92	10,150	\$1,299,000	64	\$1,435,000	08/08/12
1541 Awalt Court	Los Altos	3	2 0	7	2,183	\$698.58	9,072	\$1,249,000	45	\$1,525,000	08/31/12
999 Loraine Avenue	Los Altos	2	2 0	204	1,288	\$823.76	5,000	\$1,099,000	11	\$1,061,000	08/01/12
# LISTINGS:	20	AVG VALUES:		30	2,453	\$787.73	11,933	\$1,743,995	47	\$1,852,807	

# LISTINGS TOTAL:	20	AVG VALUES FOR ALL:		30	2,453	\$787.73		\$1,743,995	47	\$1,852,807	
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Quick Statistics (20 Listings Total)

	Min	Max	Median
List Price	\$1,099,000	\$2,795,000	\$1,622,450
Sale Price	\$1,061,000	\$2,785,000	\$1,867,500

The above information is deemed to be accurate but not guaranteed.

Summary of Comparable Properties

Single Family Residential

Sold	335 West Costello Drive, Los Altos 94024 (South of El Monte)	\$2,795,000	MLS: 81221463
	Beds: 5 beds Baths Full/Partial: 3 0		DOM: 14



Property Overview		Pricing / Dates	
Area:	South of El Monte (214)	List:	\$2,795,000 Date: 06/06/2012
Bds,Bth:	5, 3 0 Age: 56	Original:	\$2,795,000 Date: 06/06/2012
Sqft:	3,077 Lot: 22,200	Sold	\$2,785,000 Date: 6/20/2012

Remarks

Fully renovated stunning residence offers the best of CA living! Exceptionally finished one-level custom home w/fabulous gardens. Spacious living & dining rms, great room w/cathedral ceiling, stunning kitchen w/cherry wood cabinetry, granite slab counters and stainless steel appliances. Hardwood floors, plantation shutters, granite/finished gas log fireplace, inviting rear yard w/spa.

Property Features

Family Room

Family Room Kitchen

Informal Dining Area

Breakfast Bar

Formal Dining Area

Living Rm/Dining Rm Combo

Pool Options

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Garage/Parking

Attached, Electric Door or Gate Opener, 2 Car Garage

Listed By Alice P. Nuzzo, Sereno Group

Sold	24151 Young Court, Los Altos 94024 (South of El Monte)	\$2,588,000	MLS: 81203536
	Beds: 6 beds Baths Full/Partial: 4 0		DOM: 156



Property Overview		Pricing / Dates	
Area:	South of El Monte (214)	List:	\$2,588,000 Date: 01/30/2012
Bds,Bth:	6, 4 0 Age: 39	Original:	\$2,685,000 Date: 01/30/2012
Sqft:	4,367 Lot: 19,602	Sold	\$2,500,000 Date: 7/4/2012

Remarks

Spacious home, beautifully remodeled on just under a 1/2 acre close to town *Beautiful kitchen w/center island & granite counters opens to spacious fam rm w/built-in entertainment center *Library w/custom cherry bookcase *Lg master suite w/sitting area & firepl, 2 walk-in closets, French sliding door opens to private deck *Entertainer's yard w/pool,patios,manicured landscaping *6BR w/out closet.

Property Features

Family Room

Separate Family Room

Informal Dining Area

Breakfast Room, Breakfast Bar

Formal Dining Area

Separate Dining Room

Pool Options

Pool Sweep Included, No Pool Heater, Pool Co

Garage/Parking

Attached, RV or Boat Parking, 3 or More Car Garage

Listed By Gary S. Campi, Campi Properties

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Summary of Comparable Properties

Sold	1864 Farndon Avenue, Los Altos 94024 (South of El Monte)	\$2,299,000	MLS: 81225785
	Beds: 5 beds Baths Full/Partial: 3 1		DOM: 10



Property Overview	Pricing / Dates		
Area: South of El Monte (214)	List: \$2,299,000	Date: 07/10/2012	
Bds,Bth: 5, 3 1	Age: 0	Original: \$2,299,000	Date: 07/10/2012
Sqft: 2,918	Lot: 9,750	Sold: \$2,265,000	Date: 7/20/2012

Remarks

All new construction,...contemporary interior finishes. Family Kitchen, professionally designed for the serious chef, ideal for large gatherings opening to paved courtyard and Fully landscaped yard. Formal LR and DR transition smoothly to the informal areas. Bedrooms secluded in one wing with 3 full baths. Luxurious Master with free standing tub, oversized shower with dual heads.

Property Features

Family Room Family Room Kitchen	Informal Dining Area Breakfast Bar, Eat in Kitchen	Formal Dining Area Separate Dining Room
Pool Options --	Garage/Parking 2 Car Garage	

Listed By Denise Welsh, Intero Real Estate Services

Sold	355 Arboleda Drive, Los Altos 94024 (South of El Monte)	\$2,050,000	MLS: 81228651
	Beds: 4 beds Baths Full/Partial: 3 0		DOM: 8



Property Overview	Pricing / Dates		
Area: South of El Monte (214)	List: \$2,050,000	Date: 07/31/2012	
Bds,Bth: 4, 3 0	Age: 1	Original: \$2,050,000	Date: 07/31/2012
Sqft: 2,487	Lot: 10,318	Sold: \$2,350,000	Date: 8/8/2012

Remarks

Essentially new; Home was partially torn down, and then expanded and rebuilt by Jim Kramer Construction. Just blocks to Village center, yet quiet, peaceful neighborhood. Awesome open floor plan w/designer materials & finishes. Hickory hd wd floors, Juparana granite slabs & stainless appliances, vaulted ceilings, custom cabinetry, Crema marfil mstr bath, etc. Bright and spacious. los altos schools!

Property Features

Family Room Separate Family Room	Informal Dining Area Breakfast Bar, Eat in Kitchen	Formal Dining Area Separate Dining Room
Pool Options --	Garage/Parking Attached, Electric Door or Gate Opener, 2 Car Garage, Off Street Parking	

Listed By Theresa M Couture, Coldwell Banker Los Altos

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Summary of Comparable Properties

Sold	1072 Parma Way, Los Altos 94024 (South of El Monte)	\$2,040,000	MLS: 81231162
	Beds: 4 beds Baths Full/Partial: 3 0		DOM: 1



Property Overview	Pricing / Dates		
Area: South of El Monte (214)	List: \$2,040,000	Date: 08/20/2012	
Bds,Bth: 4, 3 0 Age: 63	Original: \$2,040,000	Date: 08/20/2012	
Sqft: 2,379 Lot: 15,308	Sold: \$2,040,000	Date: 8/21/2012	

Remarks

For Comparable Only- Off market sale, Never hit the market

Property Features

Family Room Separate Family Room	Informal Dining Area No Informal Dining Area	Formal Dining Area Separate Dining Room
Pool Options --	Garage/Parking Attached, 2 Car Garage	

Listed By Edward J. Graziani, Sereno Group

Sold	1286 Richardson Avenue, Los Altos 94024 (South of El Monte)	\$1,996,000	MLS: 81228613
	Beds: 5 beds Baths Full/Partial: 4 0		DOM: 67



Property Overview	Pricing / Dates		
Area: South of El Monte (214)	List: \$1,996,000	Date: 07/31/2012	
Bds,Bth: 5, 4 0 Age: 61	Original: \$1,996,000	Date: 05/31/2012	
Sqft: 3,003 Lot: 11,682	Sold: \$1,975,000	Date: 8/6/2012	

Remarks

The perfect combination of form & function. Completely remodeled w/new roof, plumbing & electrical. Kitchen features Thermador appliances & Marvel wine cooler. Huge master suite includes spa-like bathrm w/dual shower heads, handsgrohe fixtures & luxury jetted tub. Other amenities include hardscraped bamboo flrs, remodeled pool, great room w/designer fireplace, 2 master suites, & so much more!

Property Features

Family Room Family Room Kitchen	Informal Dining Area Eat in Kitchen	Formal Dining Area Separate Dining Room
Pool Options --	Garage/Parking Attached, 2 Car Garage	

Listed By Susan K Silver, Intero Real Estate Services

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Summary of Comparable Properties

Sold	1380 Ranchita Drive, Los Altos 94024 (South of El Monte)	\$1,995,000	MLS: 81223265
Beds: 4 beds	Baths Full/Partial: 3 1	DOM: 16	



Property Overview	Pricing / Dates		
Area: South of El Monte (214)	List: \$1,995,000	Date: 06/20/2012	
Bds,Bth: 4, 3 1	Age: 19	Original: \$1,995,000	Date: 06/20/2012
Sqft: 3,334	Lot: 10,050	Sold: \$1,900,000	Date: 7/6/2012

Remarks

Stately, spacious and light filled two story home. Master suite on ground floor w/fp, jetted tub. Sweeping staircase leading to 3 spacious bdrms and 2 full baths on 2nd level. Family room/kitchen with hardwood floors, fp,blt-in cabinetry, new granite counters in kitchen. Wonderful backyard with flagstone patio, pool, raised spa with waterfall. Award winning Los Altos Schools.

Property Features

Family Room Family Room Kitchen	Informal Dining Area Breakfast Bar	Formal Dining Area Separate Dining Room
Pool Options Gas Heated Pool	Garage/Parking Attached, 2 Car Garage, Off Street Parking	

Listed By Sylvia Seufferlein, Sereno Group

Sold	1105 Fremont Avenue, Los Altos 94024 (South of El Monte)	\$1,798,000	MLS: 81225227
Beds: 4 beds	Baths Full/Partial: 3 1	DOM: 12	



Property Overview	Pricing / Dates		
Area: South of El Monte (214)	List: \$1,798,000	Date: 07/06/2012	
Bds,Bth: 4, 3 1	Age: 74	Original: \$1,798,000	Date: 07/06/2012
Sqft: 2,814	Lot: 15,435	Sold: \$1,835,000	Date: 7/18/2012

Remarks

Beautifully updated Ranch Home in a Lush Garden Setting, fully fenced front yard provides shelter from the street framing a lush garden setting with mature trees, level lawn and flowering gardens. Enclosed side yard with pool and elevated covered deck; bonus room with private outside entrance plus detached studio, each ideal for an office. Remodeled chefs kitchen. Master suite with fireplace.

Property Features

Family Room Separate Family Room	Informal Dining Area Breakfast Nook	Formal Dining Area Separate Dining Room
Pool Options --	Garage/Parking 2 Car Garage	

Listed By David Troyer, Intero Real Estate Services

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Summary of Comparable Properties

Sold	898 University Avenue, Los Altos 94024 (South of El Monte)	\$1,785,000	MLS: 81223362
	Beds: 3 beds Baths Full/Partial: 2 1		DOM: 8



Property Overview	Pricing / Dates
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Area: South of El Monte (214)	List: \$1,785,000	Date: 06/21/2012
Bds,Bth: 3, 2 1	Age: 38	Original: \$1,785,000
Sqft: 2,487	Lot: 10,170	Sold: \$1,920,000
		Date: 6/29/2012

Remarks

Beautiful Home with Courtyard Entry. Remodeled Kitchen with Granite Counters, High End Appliances and Casual Dining, Living and Dining Room with Vaulted Ceiling, Cozy Family/Media Room with Projection System. Beautiful Landscaping with Majestic Oak Tree, Fenced Back Yard with Spacious New Deck, Pool & Charming Tiki Hut. Easy Living close to Downtown, Schools, Shopping.

Property Features

Family Room Separate Family Room	Informal Dining Area Breakfast Nook	Formal Dining Area Living Rm/Dining Rm Combo
Pool Options Pool Sweep Included, Solar Pool System	Garage/Parking Attached, Electric Door or Gate Opener, Guest Parking, 2 Car Garage, Off Street Parking	

Listed By Jean-Luc Laminette, Intero Real Estate Services

Sold	1513 Julie Lane, Los Altos 94024 (South of El Monte)	\$1,695,000	MLS: 81225658
	Beds: 3 beds Baths Full/Partial: 2 1		DOM: 9



Property Overview	Pricing / Dates
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Area: South of El Monte (214)	List: \$1,695,000	Date: 07/10/2012
Bds,Bth: 3, 2 1	Age: 58	Original: \$1,695,000
Sqft: 2,279	Lot: 11,761	Sold: \$1,915,130
		Date: 7/19/2012

Remarks

Tremendous classic expanded ranch style home walking distance to Oak Elementary and MV High. 11,500+ lot with pool. Shows beautiful...refinished hardwood floors, new interior and exterior paint, updated electrical outlets, new lighting etc.

Property Features

Family Room Separate Family Room	Informal Dining Area Dining "L"	Formal Dining Area Living Rm/Dining Rm Combo
Pool Options --	Garage/Parking Attached, 2 Car Garage	

Listed By Cynthia Kodweis, Alain Pinel Realtors

The above information is deemed to be accurate but not guaranteed.

Summary of Comparable Properties

Sold	691 Benvenue Avenue, Los Altos 94024 (South of El Monte)	\$1,549,900	MLS: 81226048
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 19



Property Overview	Pricing / Dates
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Area: South of El Monte (214)	List: \$1,549,900	Date: 07/12/2012
Bds,Bth: 3, 2 0	Age: 60	Original: \$1,549,900
Sqft: 1,961	Lot: 10,200	Sold: \$1,827,000
		Date: 7/31/2012

Remarks

Don't miss this charming home with a contemporary feel, located on a beautiful tree-lined cul-de-sac near the village in Los Altos. Turn-key condition, remodeled kit and bathrooms, hardwood floors, berber carpet, plantation shutters. Pool and Spa, excellent Los Altos Schools. Close to commute routes.

Property Features

Family Room Separate Family Room	Informal Dining Area Breakfast Bar	Formal Dining Area Living Rm/Dining Rm Combo
Pool Options --	Garage/Parking Attached, Electric Door or Gate Opener, 2 Car Garage	

Listed By Estela Freeman, Alain Pinel Realtors

Sold	1967 Newcastle Drive, Los Altos 94024 (South of El Monte)	\$1,495,000	MLS: 81225753
	Beds: 4 beds Baths Full/Partial: 2 0		DOM: 8



Property Overview	Pricing / Dates
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Area: South of El Monte (214)	List: \$1,495,000	Date: 07/10/2012
Bds,Bth: 4, 2 0	Age: 53	Original: \$1,495,000
Sqft: 1,995	Lot: 10,000	Sold: \$1,600,000
		Date: 7/18/2012

Remarks

This beautiful, 4 bed, 2 bath, sun lit home is conveniently located on a tree-lined street, minutes to shopping, parks and transportation. The home has been updated and is ready to move into and start living. Features include: hardwood floors throughout, double pane windows, landscaped gardens, spacious living areas including separate family room, and attached 2 car garage

Property Features

Family Room Separate Family Room	Informal Dining Area Breakfast Nook	Formal Dining Area Separate Dining Room
Pool Options --	Garage/Parking Attached, Electric Door or Gate Opener, 2 Car Garage	

Listed By Nadr Essabhoy, Alain Pinel Realtors

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Summary of Comparable Properties

Sold	1207 Payne Drive, Los Altos 94024 (South of El Monte)	\$1,485,000	MLS: 81229486
	Beds: 4 beds Baths Full/Partial: 3 0		DOM: 27



Property Overview

Area: **South of El Monte (214)**
 Bds,Bth: **4, 3|0** Age: **72**
 Sqft: **2,274** Lot: **8,475**

Pricing / Dates

List: **\$1,485,000** Date: **08/07/2012**
 Original: **\$1,485,000** Date: **07/17/2012**
 Sold: **\$1,475,000** Date: **8/13/2012**

Remarks

Enjoy the serene beauty and ambiance of this Japanese style home. Custom wood accents, large windows and Shoji screens adorn the main rooms with the home built around a sunny, private patio. Master suite with private spa room. Large kitchen and eating area with an abundance of wood cabinets. Separate living area with kitchen and full bath offers many living options. Great Los Altos Schools.

Property Features

Family Room
No Family Room

Informal Dining Area
Breakfast Room

Formal Dining Area
No Formal Dining Area

Pool Options
--

Garage/Parking
1 Car Carport, Attached, Electric Door or Gate Opener, 1 Car Garage

Listed By Susan M Perry, Coldwell Banker

Sold	1415 Kring Way, Los Altos 94024 (South of El Monte)	\$1,469,000	MLS: 81225918
	Beds: 4 beds Baths Full/Partial: 2 1		DOM: 10



Property Overview

Area: **South of El Monte (214)**
 Bds,Bth: **4, 2|1** Age: **34**
 Sqft: **2,705** Lot: **13,356**

Pricing / Dates

List: **\$1,469,000** Date: **07/11/2012**
 Original: **\$1,469,000** Date: **07/11/2012**
 Sold: **\$1,500,000** Date: **7/21/2012**

Remarks

Cupertino Schools - Monta Vista High! The home you dreamed about is here! Beautiful home with remodeled kitchen: granite counters, wood cabinets, pantry. Bright spaces and large rooms, big closets vaulted ceilings, family room, 3 car garage. Fabulous views of city lights and open space. Located on cul de sac, near Rancho San Antonio with easy access to Silicon Valley and Hwy 280.

Property Features

Family Room
Separate Family Room

Informal Dining Area
Breakfast Nook, Breakfast Bar

Formal Dining Area
Separate Dining Room

Pool Options
Pool Sweep Included, Black Bottom Pool, Gas

Garage/Parking
Attached, Electric Door or Gate Opener, Guest Parking, Off Street Parking, 3 or More Car Garage

Listed By Ellen Barton, Coldwell Banker Los Altos

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Summary of Comparable Properties

Sold	1740 Havenhurst Drive, Los Altos 94024 (South of El Monte)	\$1,400,000	MLS: 81227931
Beds: 3 beds	Baths Full/Partial: 2 0	DOM: 6	



Property Overview	Pricing / Dates
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Area: South of El Monte (214)	List: \$1,400,000	Date: 07/25/2012
Bds,Bth: 3, 2 0	Age: 57	Original: \$1,400,000
Sqft: 1,800	Lot: 10,115	Sold: \$1,708,000
		Date: 7/31/2012

Remarks

Charming 3 Bedroom/2 Bath ranch style home on a wonderful 10,000+ square foot level lot, Beautiful hardwood floors flow throughout this inviting home. Great floor plan, large eat-in kitchen opening up to spacious family room with fireplace. Expansive windows providing views of this very private yard. Large living room with fireplace. Top rated Los Altos Schools, walk to Oak Elementary.

Property Features

Family Room Separate Family Room	Informal Dining Area Breakfast Nook, Eat in Kitchen	Formal Dining Area Living Rm/Dining Rm Combo
Pool Options --	Garage/Parking Attached, 2 Car Garage	

Listed By Erika Demma, Coldwell Banker-Woodside

Sold	1424 Ranchita Drive, Los Altos 94024 (South of El Monte)	\$1,398,000	MLS: 81227998
Beds: 3 beds	Baths Full/Partial: 1 0	DOM: 7	



Property Overview	Pricing / Dates
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Area: South of El Monte (214)	List: \$1,398,000	Date: 07/26/2012
Bds,Bth: 3, 1 0	Age: 61	Original: \$1,398,000
Sqft: 1,274	Lot: 12,425	Sold: \$1,530,000
		Date: 8/2/2012

Remarks

Sunlit 3-bed home on beautiful 12,197 sq. ft. lot (per county records) w/ multiple fruit-bearing trees, rose garden, paver patio, vegetable garden & more. Inside, white oak hardwood floors, floor-to-ceiling windows & two fireplaces welcome you home. Enjoy homemade lemonade and jams in the backyard under the shade of the trees. Nearby parks & expressways, convenient for Silicon Valley tech titans.

Property Features

Family Room No Family Room	Informal Dining Area Eat in Kitchen	Formal Dining Area Living Rm/Dining Rm Combo
Pool Options --	Garage/Parking 2 Car Garage	

Listed By Kenneth Deleon, Deleon Realty

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Summary of Comparable Properties

Sold	880 Echo Drive, Los Altos 94024 (South of El Monte)	\$1,395,000	MLS: 81227024
	Beds: 2 beds Baths Full/Partial: 1 0		DOM: 6



Property Overview	Pricing / Dates		
Area: South of El Monte (214)	List: \$1,395,000	Date: 07/19/2012	
Bds,Bth: 2, 1 0	Age: 64	Original: \$1,395,000	Date: 07/19/2012
Sqft: 1,827	Lot: 13,600	Sold: \$1,910,000	Date: 7/25/2012

Remarks
 Highly desirable Los Altos neighborhood. Unique opportunity to remodel or build your dream house on generous 13,000+ sf level lot. Existing house with large 2 BR / 1 BA, spacious living room, dining room. Front semi-circular driveway. Expansive backyard with mature trees. Close proximity to top Los Altos schools, dining, shopping, and major commute routes.

Property Features

Family Room No Family Room	Informal Dining Area Breakfast Bar	Formal Dining Area Separate Dining Room
Pool Options --	Garage/Parking Garage - Converted, 2 Car Garage	

Listed By Irene Yang, Alain Pinel Realtors

Sold	287 South El Monte Avenue, Los Altos 94022 (South of El Monte)	\$1,299,000	MLS: 81224279
	Beds: 5 beds Baths Full/Partial: 3 0		DOM: 13



Property Overview	Pricing / Dates		
Area: South of El Monte (214)	List: \$1,299,000	Date: 06/28/2012	
Bds,Bth: 5, 3 0	Age: 64	Original: \$1,299,000	Date: 06/28/2012
Sqft: 2,600	Lot: 10,150	Sold: \$1,435,000	Date: 7/11/2012

Remarks
 Close To Town Spacious Ranch Home w/Separate Apartment! Main house has 5 beds/2 baths. Separate attached unit has living room, 1 bed/1 bath & full kitchen with private entrance. HUGE 10,000 sf lot! Circular driveway and second driveway from side street provide added off-street parking. Freshly painted, new carpet, refinished hardwood and great yard. Blocks from the Village & Covington Elementary!

Property Features

Family Room Separate Family Room	Informal Dining Area Breakfast Nook	Formal Dining Area Living Rm/Dining Rm Combo
Pool Options --	Garage/Parking Guest Parking	

Listed By David Troyer, Intero Real Estate Services

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Summary of Comparable Properties

Sold	1541 Awalt Court, Los Altos 94024 (South of El Monte)	\$1,249,000	MLS: 81227908
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 7



Property Overview

Area: **South of El Monte (214)**
 Bds,Bth: **3, 2|0** Age: **45**
 Sqft: **2,183** Lot: **9,072**

Pricing / Dates

List: **\$1,249,000** Date: **07/25/2012**
 Original: **\$1,249,000** Date: **07/25/2012**
 Sold: **\$1,525,000** Date: **8/1/2012**

Remarks

THIS SO.LOS ALTOS HOME HAS A DESIREABLE CUL-DE-SAC LOCATION. ROOM FOR FAMILY AND ENTERTAINING-FORMAL LIVING ROOM, SEPARATE FAMILY AND DINING ROOMS! DOUBLE PANE WINDOWS, MATURE AND NEWER LANDSCAPING. WALK TO OAK ELEMENTARY AND MOUNTAIN VIEW HIGH. DON'T MISS THIS GREAT OPPORTUNITY IN A WONDERFUL NEIGHBORHOOD!

Property Features

Family Room
 Separate Family Room

Informal Dining Area
 Eat in Kitchen

Formal Dining Area
 Separate Dining Room

Pool Options
 - -

Garage/Parking
 Electric Door or Gate Opener, 2 Car Garage, Off Street Parking

Listed By **Bonnie J Osborne, Spotlight Realty Services**

Sold	999 Loraine Avenue, Los Altos 94024 (South of El Monte)	\$1,099,000	MLS: 81149168
	Beds: 2 beds Baths Full/Partial: 2 0		DOM: 204



Property Overview

Area: **South of El Monte (214)**
 Bds,Bth: **2, 2|0** Age: **11**
 Sqft: **1,288** Lot: **5,000**

Pricing / Dates

List: **\$1,099,000** Date: **12/01/2011**
 Original: **\$1,125,000** Date: **12/01/2011**
 Sold: **\$1,061,000** Date: **6/22/2012**
 OffMktDate: **07/01/2012**

Remarks

Picture perfect - Meticulously rebuilt w/finest mat.hardwood, limestone & marble, rec. lighting, coffered & vaulted ceilings. Granite kitchen w/all ss appliances. Marble M.bath w/dbl. shower & vanities. French Doors, plus OFFICE with skylight, wired sound system inside/out and much more. Private patios with outside barbeque area. Discl.packg.in Listing Office

Property Features

Family Room
 No Family Room

Informal Dining Area
 Breakfast Nook, Eat in Kitchen

Formal Dining Area
 Living Rm/Dining Rm Combo

Pool Options
 - -

Garage/Parking
 2 Car Garage

Listed By **Mona Sander, Alain Pinel Realtors**

The above information is deemed to be accurate but not guaranteed.