



Lavanya Duvvi
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Quick Summary of Comparable Properties

Residential Summary

Res. Condominium

ACTIVE

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	HOA	Lot (SF)	List Price	Age
3380 Red Cedar Ter	Fremont	1	1 0		593	\$657.67	\$323	0 (sf)	\$389,999	34
38500 Paseo Padre Pkwy #108	Fremont	1	1 0		750	\$500.00	\$475	0 (sf)	\$375,000	50
38500 Paseo Padre Parkway #108	Fremont	1	1 0	7	750	\$500.00	\$475		\$375,000	50

ACTIVE

# Listings:	3	AVG VALUES:		7	698	\$552.56	\$424	0 (sf)	\$380,000	45
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SOLD

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	HOA	Lot (SF)	List Price	Age	Sale Price	COE
39029 Guardino Drive #121	Fremont	1	1 0	8	693	\$671.00	\$470	6.11 (a)	\$468,888	33	\$465,000	04/03/20
39029 Guardino Drive #121	Fremont	1	1 0		693	\$671.00	\$470	6.11 (a)	\$468,888	33	\$465,000	04/10/20
39029 Guardino Dr #216	Fremont	1	1 0		693	\$649.35	\$470	0 (sf)	\$468,000	33	\$450,000	05/15/20
39034 Guardino Dr #107	Fremont	1	1 0		693	\$573.59	\$465	0 (sf)	\$397,500	30	\$397,500	05/01/20

SOLD

# Listings:	4	AVG VALUES:		8	693	\$641.23	\$469	3.05 (a)	\$450,819	32	\$444,375
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# Listings Total:	7	AVG VALUES FOR ALL:		8	695	\$603.23	\$450	2.04 (a)	\$420,468	38	\$444,375
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Quick Statistics (7 Listings Total)

	Min	Max	Median
List Price	\$375,000	\$468,888	\$397,500
Sale Price	\$397,500	\$465,000	\$457,500

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



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Quick Summary of Comparable Properties

Residential Brief Report

Residential

Active 3380 Red Cedar Ter Fremont 94536 **Beds: 1** **Baths (F/P): 1|0** **\$389,999** **MLS: BE40905826**



Property Overview

Area: Fremont (3700)
 Age: 34
 SqFt: 593 Lot: 0 (sf)

Pricing / Dates

Original: **\$389,999** Date: 5/23/20
 List: **\$389,999** Date:
 \$/SqFt: **\$657.67**

Remarks

Clean and Ready to move-in 1 bedroom/1 bath Condo on the 1st level at the Baywood Villas. Top rated schools Oliveira Elem., Thornton Middle School and American High School. New laminate flooring, new interior paint throughout and neutral color stone floor tiles in kitchen and bathroom. Remodeled kitchen and bathroom with granite counters and upgraded cabinets. Community amenities include swimming pool, hot tub, club house, gym and more. Perfectly priced for 1st time buyers or investors. Location is an easy access to I-880 and HWY-84 (Dumbarton Bridge) for commuters to Silicon Valley and Peninsula. It's near Quarry Lakes and hiking trails, restaurants, grocery stores, hospitals and more! Call to schedule your showing and make this your home!!!

Property Features

Family Room

--

Dining Area

--

Pool Options

Community Facility, Spa/Hot Tub, Pool - Yes

Garage/Parking

Guest / Visitor Parking, Garage - None

Listed By Lee Supnet, SKYE Real Estate

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Quick Summary of Comparable Properties

Active **38500 Paseo Padre Pkwy #108 Fremont 94536** **\$375,000** **MLS: MR40905856**
Beds: 1 **Baths (F/P): 1|0**



Property Overview

Area: Fremont (3700)
 Age: **50**
 SqFt: **750** Lot: **0 (sf)**

Pricing / Dates

Original: **\$375,000** Date: **5/23/20**
 List: **\$375,000** Date:
 \$/SqFt: **\$500.00**

Remarks

Contact LAVANYA DUVVI 408-627-9586 OR email LAVANYA@LAVANYADUVVI.COM for private tour. Well maintained, ready to move in One bedroom, One bath condo in prestigious PARKMONT schools. Ground level unit with private patio allowing an alternate access path. One carport parking space. Community amenities include swimming pool, club house and green belt area. Desirable location in the heart of Fremont! Conveniently Located Near BART & Amtrak, Alameda Creek Trail, Quarry Lakes Regional, Central park, Shopping & dining at Fremont HUB, hospitals and more! You can own this home with as less as 5% DOWN too !! NO RENTAL RESTRICTIONS, investors welcome!! Call to schedule your showing and make this your home!!! PLEASE PARK ON COUNTRY DR AND ENTER THRU GATE ON COUNTRY DRIVE.

Property Features

Family Room

--

Dining Area

Other

Pool Options

Community Facility, Pool - Yes

Garage/Parking

Garage - None

Listed By Lavanya Duvvi, Intero Real Estate Services

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Quick Summary of Comparable Properties

Active **38500 Paseo Padre Parkway #108 Fremont 94536** **\$375,000** **MLS: ML81793747**
Beds: 1 **Baths (F/P): 1|0** **DOM: 7**



Property Overview

Area: Union City (3500)
 Age: 50
 SqFt: 750 Lot:

Pricing / Dates

Original: **\$375,000** Date: **5/29/20**
 List: **\$375,000** Date: **5/29/20**
 \$/SqFt: **\$500.00**

Remarks

Well maintained, ready to move in One bedroom, One bath condo in prestigious PARKMONT schools. Ground level unit with private patio allowing an alternate access path. One carport parking space. Community amenities include swimming pool, club house and green belt area. Desirable location in the heart of Fremont. Conveniently Located Near BART & Amtrak, Alameda Creek Trail, Quarry Lakes Regional, Central park, Shopping & dining at Fremont HUB, hospitals and more! You can own this home with as less as 5% DOWN too !! NO RENTAL RESTRICTIONS, investors welcome!! Call to schedule your showing and make this your home!!! PLEASE PARK ON COUNTRY DR AND ENTER THRU GATE ON COUNTRY DRIVE.

Property Features

Family Room
 No Family Room

Dining Area
 Eat in Kitchen, No Formal

Pool Options
 Community Facility

Garage/Parking
 Carport

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Quick Summary of Comparable Properties

Sold	39029 Guardino Drive #121 Fremont 94538	\$468,888	MLS: ML81784701
	Beds: 1	Baths (F/P): 1 0	DOM: 8



Property Overview

Area: Fremont (3700)
 Age: 33
 SqFt: 693
 Lot: 6.11 (a)

Pricing / Dates

Original: **\$468,888** Date: **2/28/20**
 List: **\$468,888** Date: **2/28/20**
 Sold: **\$465,000** Date: **4/3/20**
 \$/SqFt: **\$671.00**
 OffMktDate: **3/7/20**

Remarks

Stunning unit located in the desirable Monte Merano Community! This updated ground floor residence with an open concept floor plan features a chef-grade kitchen, prefabricated flooring throughout, 1 bedroom and 1 bathroom and a large patio thats perfect for relaxing or entertaining. In-unit washer/dryer, 1 car secured parking and additional storage complete this home. Indulge in Monte Meranos luxurious amenities which includes tennis courts, swimming pool, spa, fitness center and social lounge. Short distance to Bart, Lake Elizabeth, restaurants and shops.

Property Features

Family Room
 No Family Room

Pool Options
 Pool - Fenced

Dining Area
 Dining Area in Living Room

Garage/Parking
 Assigned, Electric Gate, Gate/Door Opener, Guest / Visitor Parking, Lighted Parking Area, Off-Street Parking, On Street, Underground Parking

Listed By Brian Dakin, Compass

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Quick Summary of Comparable Properties

Sold	39029 Guardino Drive #121 Fremont 94538	\$468,888	MLS: MR40897240
	Beds: 1	Baths (F/P): 1 0	



Property Overview		Pricing / Dates	
Area: Fremont (3700)	Age: 33	Original: \$468,888	Date: 2/28/20
SqFt: 693	Lot: 6.11 (a)	List: \$468,888	Date:
		Sold: \$465,000	Date: 4/10/20
		\$/SqFt: \$671.00	
			OffMktDate: 3/7/20

Remarks
 Stunning unit located in the desirable Monte Merano Community! This updated ground floor residence with an open concept floor plan features a chef-grade kitchen, prefabricated flooring throughout, staged, freshly painted walls, 1 bedroom and 1 bathroom and a large patio that's perfect for relaxing or entertaining. In-unit washer/dryer, 1 car secured parking and additional storage complete this home. Indulge in Monte Merano's luxurious amenities which includes tennis courts, swimming pool, spa, fitness center and social lounge. Short distance to Bart, Lake Elizabeth, restaurants and shops.

Property Features

Family Room

Separate Family Room

Dining Area

Dining Area

Pool Options

Community Facility, Pool - In Ground, Pool - Yes

Garage/Parking

Attached Garage, Covered Parking, Off-Street Parking, Below Building, Garage

Listed By Brian Dakin, Compass

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Quick Summary of Comparable Properties

Sold	39029 Guardino Dr #216 Fremont 94538	\$468,000	MLS: BE40898645
	Beds: 1	Baths (F/P): 1 0	



Property Overview		Pricing / Dates	
Area: Fremont (3700)	Age: 33	Original: \$468,000	Date: 3/11/20
SqFt: 693	Lot: 0 (sf)	List: \$468,000	Date:
		Sold: \$450,000	Date: 5/15/20
		\$/SqFt: \$649.35	
			OffMktDate: 3/31/20

Remarks
 Desirable location in the heart of Fremont! Walking distance to Fremont BART station. Spacious one bedroom & one bath condo features granite kitchen counter top, newer stainless steel appliances, refrigerator, in unit washer and dryer, newer tile flooring in bath & kitchen, fireplace in the living room, private balcony, One underground parking space with storage. Close to shopping, Lake Elizabeth and freeways! **NO RENTAL RESTRICTION**

Property Features

Family Room --	Dining Area Dining Area
Pool Options Community Facility, Pool - Yes	Garage/Parking Below Building, Garage

Listed By Lily Do, Compass

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Quick Summary of Comparable Properties

Sold	39034 Guardino Dr #107 Fremont 94538	\$397,500	MLS: BE40901215
	Beds: 1	Baths (F/P): 1 0	



Property Overview		Pricing / Dates	
Area: Fremont (3700)	Age: 30	Original: \$395,000	Date: 4/9/20
SqFt: 693	Lot: 0 (sf)	List: \$397,500	Date:
		Sold: \$397,500	Date: 5/1/20
		\$/SqFt: \$573.59	
			OffMktDate: 4/22/20

Remarks
 Beautifully one bedroom, one bath condominium located in the desirable Adobe Hills community. This condo has a bright and spacious living room with fireplace and air conditioner unit. Updated kitchen with granite counter tops, and a breakfast bar. Laminate floors. There is an in-unit laundry closet with full-size washer and dryer and one covered parking in the secure underground garage with a storage unit. The complex includes a clubhouse, pool, greenbelt, and many other amenities. Walk to BART, close to Lake Elizabeth, Whole Foods, Fremont Hub, Fremont main library, and restaurants. Quick access to I-680, I-880, and the Dumbarton Bridge. This lovely condo is a great opportunity.

Property Features

Family Room --	Dining Area --
Pool Options Community Facility, Pool - Yes	Garage/Parking Gate/Door Opener, Garage, Spaces per Unit - 1

Listed By Wenhua Chen, MAXREAL

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