



JLEE REALTY



1457 MARLIN AVE
FOSTER CITY 94404

MODERN LIGHT-FILLED CHARMING END UNIT TOWNHOUSE

This cheerful modern end unit townhouse is but a hop and a skip away from the Bay Trail. Double pane windows and a fireplace will keep you cozy warm on cool days. Natural light filled rooms and tall ceilings will keep you from missing the outdoors. However, when you want to step outside you have a large patio or a peaceful garden sitting area to choose between. Shad Park, Turnstone Park, and the Joy Restaurant are each about one block away.

This home's modern kitchen has a granite topped center island creating plenty of space for preparing meals. Gleaming white cabinets, premium stainless steel appliances, and a wood plank floor help create a delightful kitchen.

2 bedrooms

2 bathrooms

Living space: 960 SQ.FT.

2 car garage

Cafes one block away.

PRICE UPON REQUEST



Juliana Lee Team
650-857-1000

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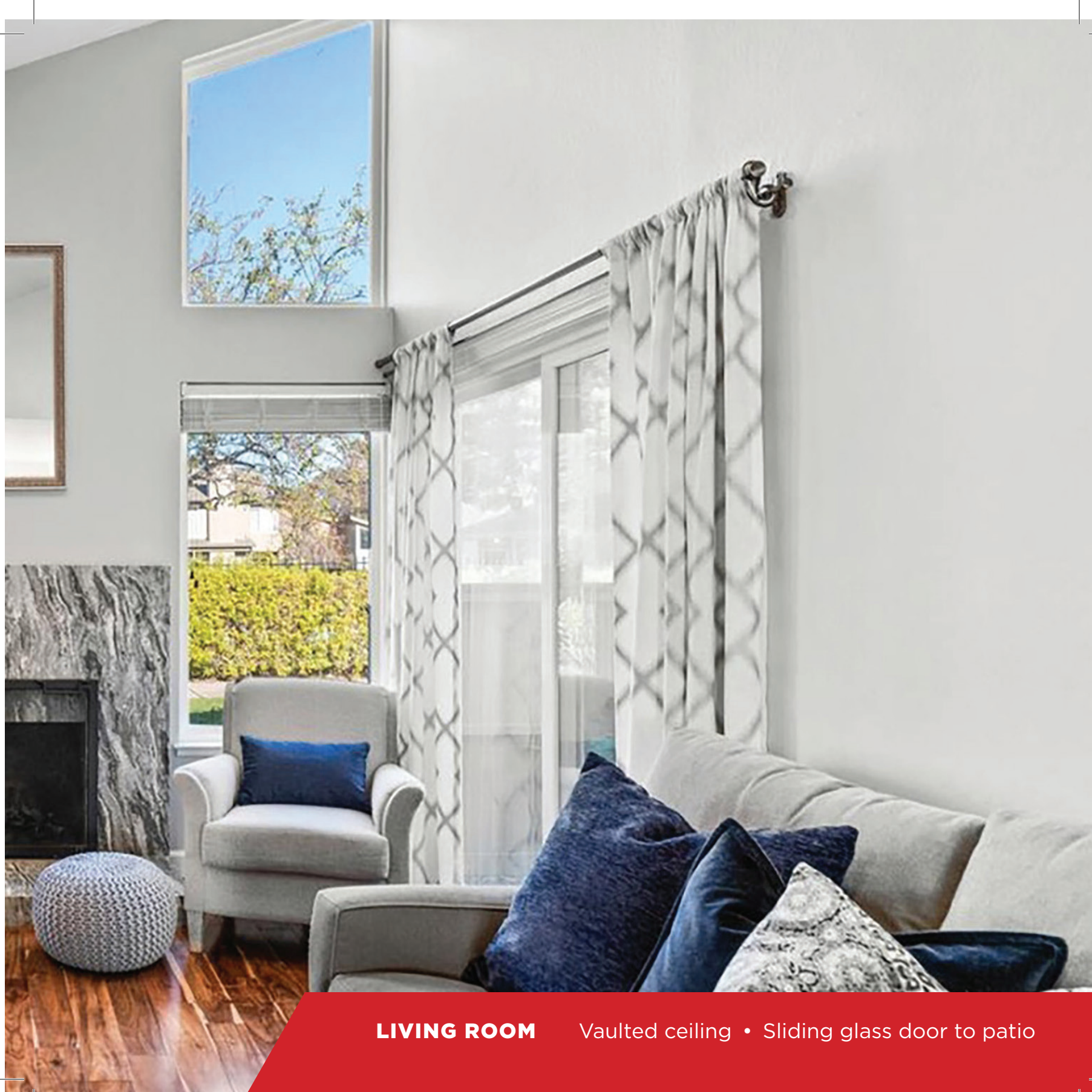




DINING ROOM

Open to kitchen • Plank wood floor • Sliding door to patio





LIVING ROOM

Vaulted ceiling • Sliding glass door to patio

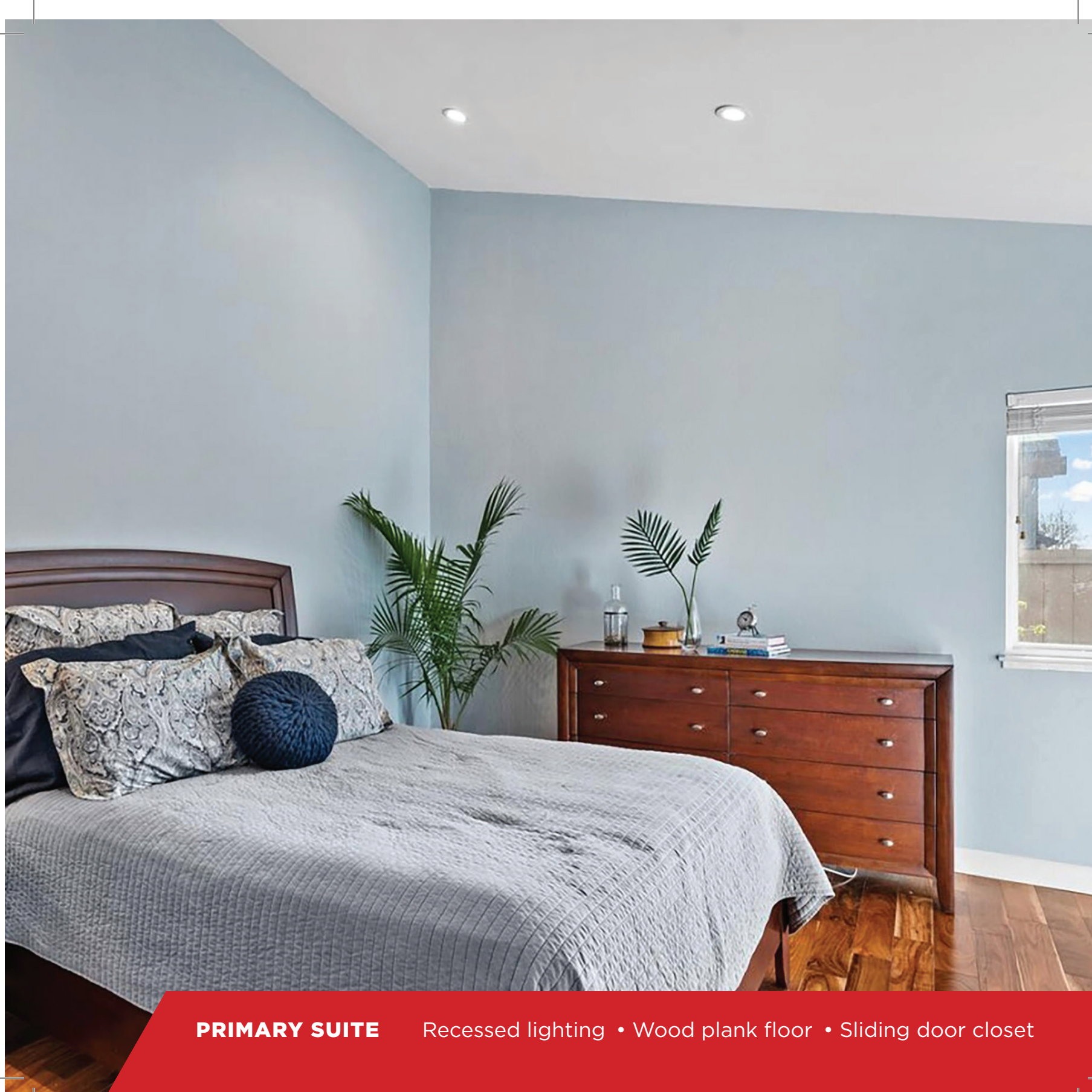




KITCHEN

Stainless steel appliances • Gas range • Wood plank floor





PRIMARY SUITE

Recessed lighting • Wood plank floor • Sliding door closet

1457 MARLIN AVE • FOSTER CITY • 94404

Home Features

- Living space: 960 sq.ft.
- Lot size: 1,934 sq.ft.
- 2 bedrooms, 2 bathrooms
- Audubon Elementary, Bowditch Middle, San Mateo High
- In unit laundry
- Two car garage

Kitchen

- Stainless steel appliances
- Free standing gas range
- White recessed panel cabinets
- Granite counter tops
- High, white, subway tile back splash
- Wood plank floor

Living Room

- High vaulted ceiling
- Wood plank floor
- Wood burning fireplace with polished stone

surround and hearth

- View of common area

Primary Suite

- VHigh ceiling
- Recessed lights
- Wood plank floor
- Sliding glass doors out to patio
- Sliding door closet
- Stained wood vanity with polished stone counter-top and recessed sink
- Wood plank bathroom floor
- Glass doored shower with tile surround

Exterior

- Vertical grooved wood siding exterior
- Landscaped common yard with lawn and shrubs wraps around front and side
- Fenced patio area between home and garage
- Fenced garden sitting area
- Complex swimming pool

NEARBY ATTRACTIONS

Short walk to:

- Shad Park
- Turnstone Park
- Pompano Park
- Marlin Park
- Gul Park
- Kenta Ramen
- 5 Joy Restaurant
- Sweet Basil Thai Cuisine
- Bellini Bistro
- Akizu Sushi Bar & Grill
- Audubon Elementary
- Bowditch Middle

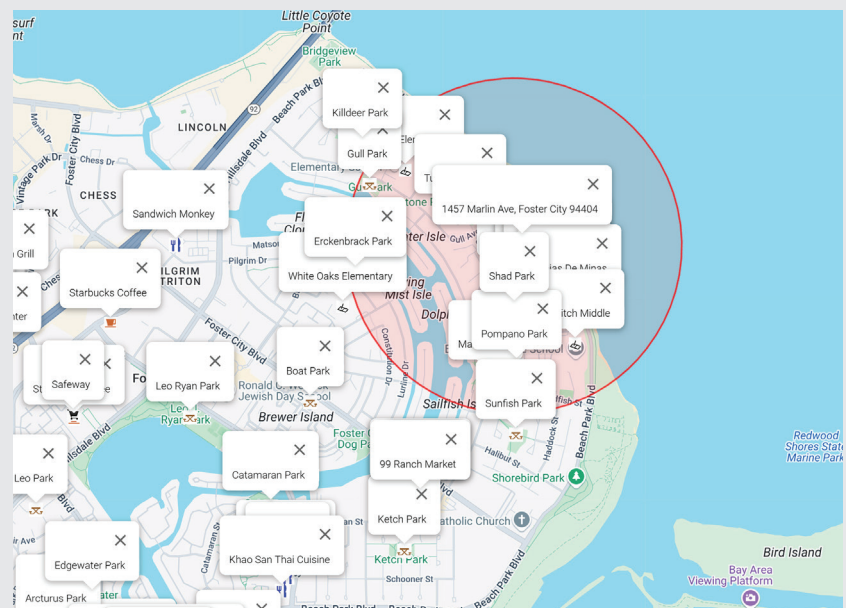
- Round Table Pizzaa
- Pho New Saigon
- Soon's Tofu & Korean BBQ

Short bike ride to:

- Bridgepointe Shopping Center
- Edgewater Place Shopping Center

Moderate walk to:

- 99 Ranch Market
- Sweethoney Desert
- Tai Wu Restaurant

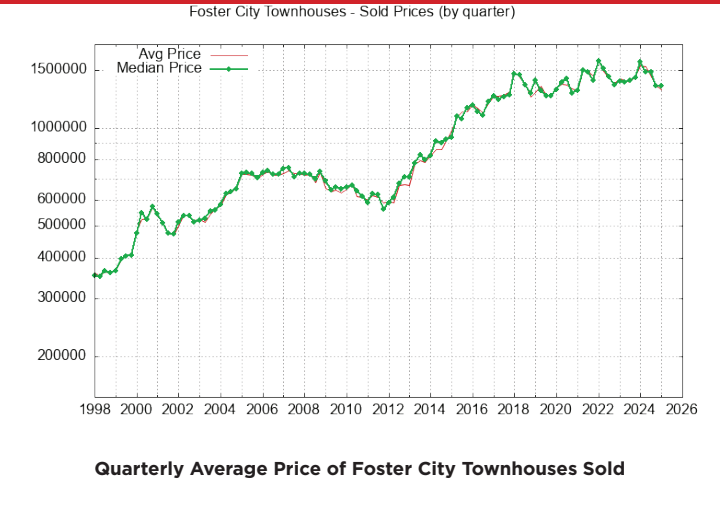


*Red circle marks 0.5 miles around 1457 Marlin Ave, Foster City 94404

LOCAL REAL ESTATE TRENDS

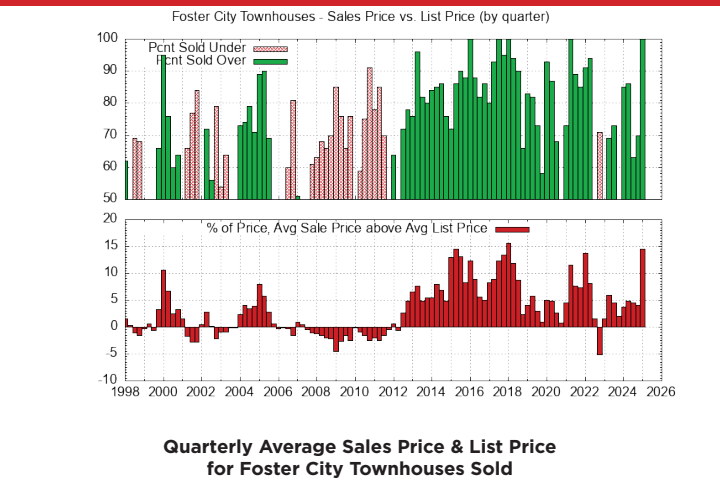
Average and Median Home Price of Foster City Townhouses Sold

When trying to understand Foster City 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.



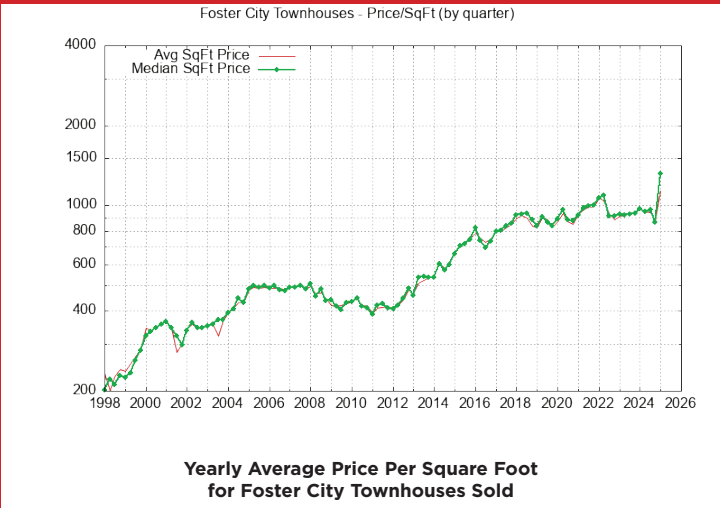
Sales Price vs. List Price for Foster City Townhouses

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 Foster City homes 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.



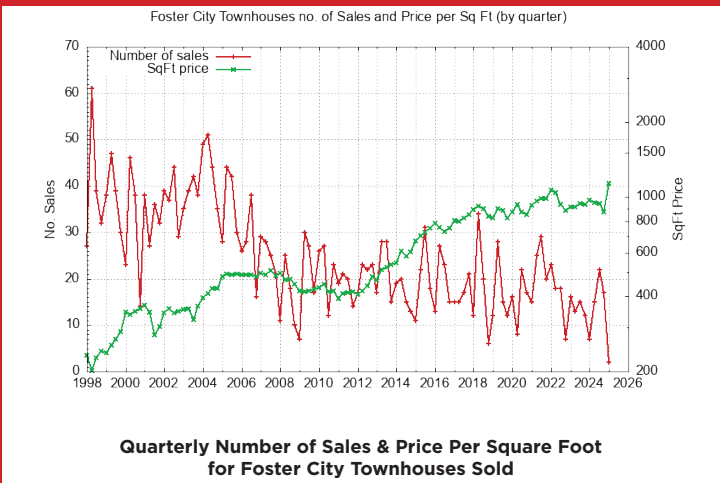
Price Per Square Foot for Foster City Townhouses Sold

The sales price of a Foster City 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 Foster City 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.



Number of Foster City Townhouses Sold

A quick estimate of how active the Foster City 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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*"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