



JLEE REALTY



**39821 CEDAR BLVD #115**  
**NEWARK**

# DELIGHTFUL CONDO NEAR AMENITIES

- Very close to employment (Tesla). Not more than 10-15 min door to door even in traffic.
- Conveniently located within 0.5-1 mile of Costco, Walmart, Food Mart, Seafood Market, Newpark Mall, Pacific Commons, Indian and Asian groceries.
- AMC Imax located within a mile of the property.
- I-880 is less than 0.5 mile from the property.
- Corner unit which reduces any traffic noise, have only one shared wall.
- Unit gets sunlight throughout the day (but ground unit remains cooler).
- Very safe gated community with night patrol.
- Delightful patio area for evening family coffee or BBQ.
- Very good Indian, American and Asian eating cafes located within walking distance of the home.
- Conveniently located to businesses such as all major car dealership at Automall for service.

2 bedrooms

2 bathrooms

Living space: 1,071 SQ.FT.

Private patio

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**PRICE UPON REQUEST**



**Juliana Lee Team**  
**650-857-1000**

[JulianaLee.com/39821cedarblvd115](http://JulianaLee.com/39821cedarblvd115)













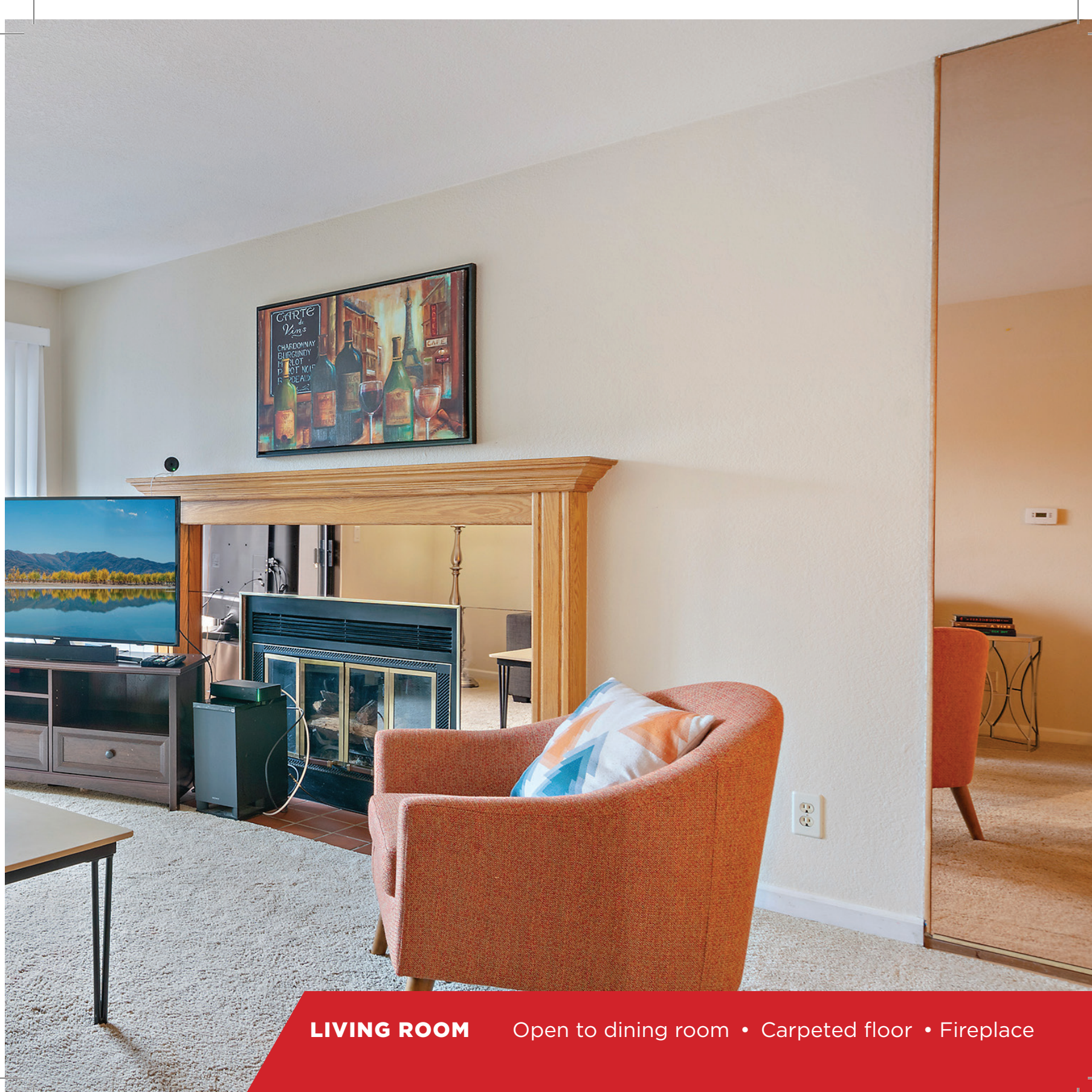
**DINING ROOM**

Open to living room • Laminate floor • Adjacent to kitchen









**LIVING ROOM**

Open to dining room • Carpeted floor • Fireplace









**KITCHEN**

Adjacent to dining area • Tile counter tops • Smooth top electric range









**PRIMARY SUITE**

Carpeted floor • Triple sliding door closet



# 39821 CEDAR BLVD 115 • NEWARK • 94560

## Home Features

- Living space: 1,071 sq.ft.
- Lot size: NA sq.ft.
- 2 bedrooms, 2 bathrooms
- Birch Grove Primary, Newark Jr High, Newark Memorial High

## Kitchen

- Black and stainless steel appliances
- Free standing easy clean smooth top electric range
- Recessed panel, oak cabinets
- Tile counter tops
- Low tile back splash
- Oak floor

## Living Room

Carpeted floor

Fireplace with oak mantel

View of private patio and common area beyond half height fence

## Family Room

- Open to living room
- Wood plank floor (laminated)
- White block fireplace with gas log
- Sliding glass door to backyard patio

## Primary Suite

- Carpeted floor
- Windows looking out to central common area
- Mirrored sliding door closet
- White recessed panel vanity with Formica counter-top and two sinks
- Tile bathroom floor
- Glass doored shower

## Exterior

- Stucco exterior
- Landscaped common area with lawn, club house, swimming pool
- Private patio

## NEARBY ATTRACTIONS

### Short walk to:

- Chandni Restaurant
- Nijo Castle
- Com Tam Thanh
- Fu Lam Moon
- Isla Filipino
- Newark Memorial High

### Center

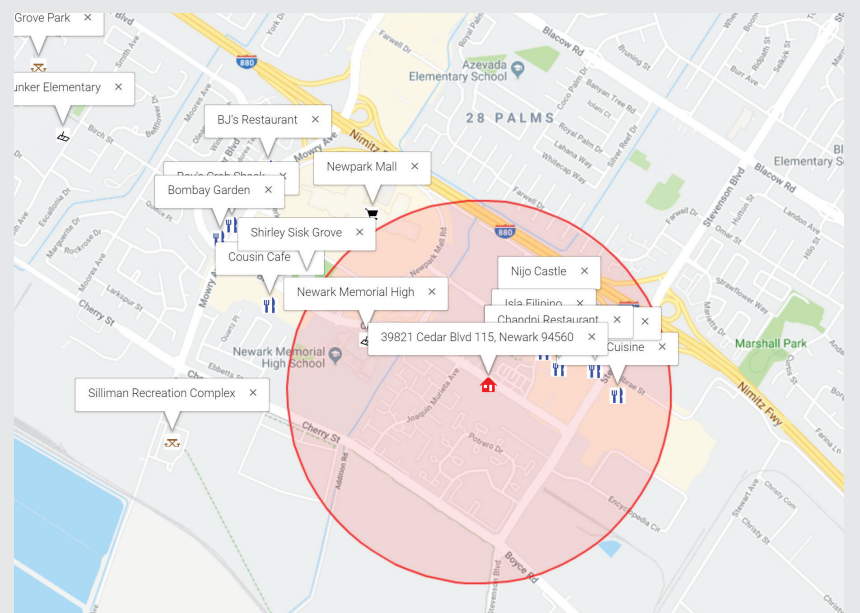
- Marshall Park

### Short bike ride to:

- Quarry Lakes Regional Recreation Area
- Fremont Central Park

### Moderate walk to:

- Silliman Recreation Complex
- Cousin Cafe
- Shirley Sisk Grove
- Bombay Garden
- Rays's Crab Shack
- BJ's Restaurant
- Newpark Mall
- Mowry East Shopping



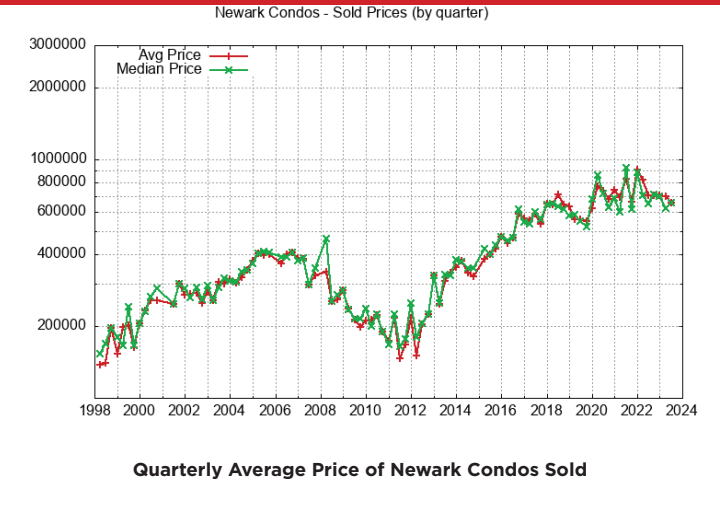
\*Red circle marks 0.5 miles around 39821 Cedar Blvd #115, Newark 94560



# LOCAL REAL ESTATE TRENDS

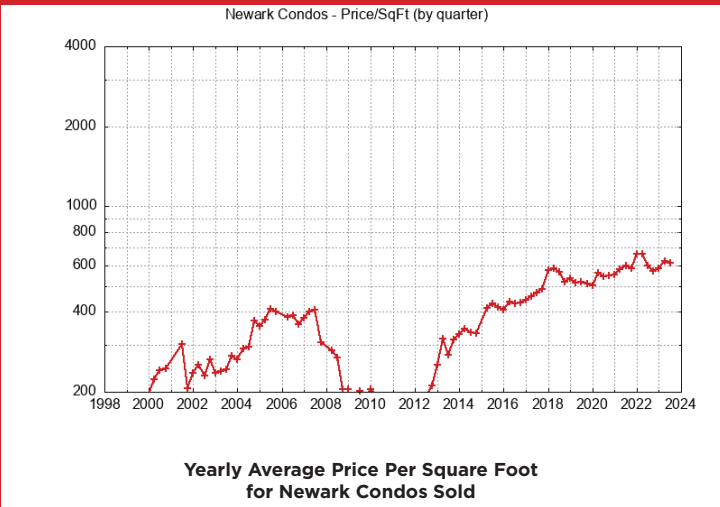
## Average and Median Home Price of Newark Condos Sold

When trying to understand Newark 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.



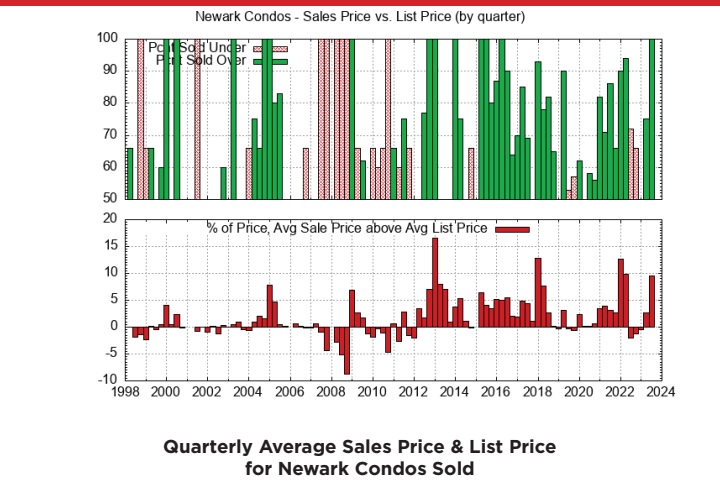
## Price Per Square Foot for Newark Condos Sold

The sales price of a Newark 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 Newark 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.



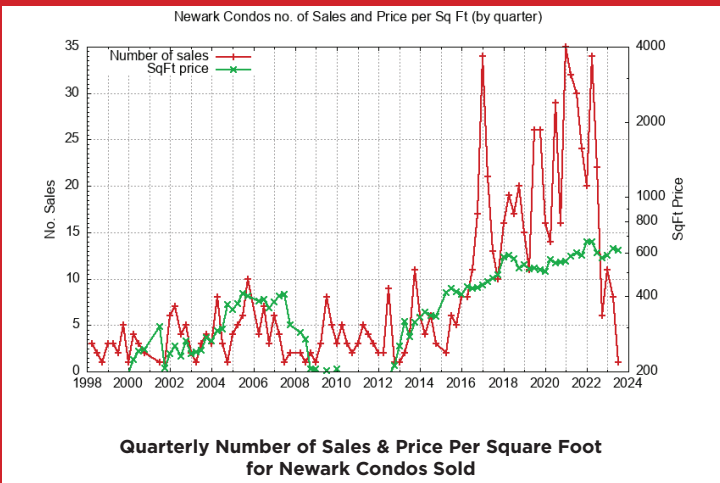
## Sales Price vs. List Price for Newark Condos

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 Newark 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.



## Number of Newark Condos Sold

A quick estimate of how active the Newark 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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**李文房地產做的最好**

**Over 30 Years of Experience in 30+ Silicon Valley cities**