



JLEE REALTY



**1177 REDROCK CT**  
**SUNNYVALE 94089**

# REMODELED 3 BED, 2 BATH HOME WITH 8,000 SQ.FT. LOT AND GREENBELT BEHIND

Located at the end of a short court, on an 8,000 sq.ft. lot, with the John W. Christian Greenbelt behind, this delightful home provides tranquility and ample space for a large garden. The trapezoidal shaped lot maximizes the backyard for your private enjoyment.

The modern kitchen features stainless steel appliances, stained wood cabinets, a tile floor, and recessed lighting. It is open to the dining area and provides a flexible use of space. The dining area is also open to the living room. The living room has views looking out through windows on three sides, gleaming wood plank flooring, and recessed lighting.

Numerous restaurants are a short walk away as is the Lakewood Shopping Center. This house is located about 0.5 miles from light rail. Commute routes are easily reached. Mission College is a short bike ride away while Levis Stadium and high-tech employers are a short drive away.

3 bedrooms

2 bathrooms

Living space: 1,108 SQ.FT.

Lot: 8,000 SQ.FT.

Approved for 1,000 sf ADU

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**PRICE UPON REQUEST**



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

[JulianaLee.com/1177redrockct](http://JulianaLee.com/1177redrockct)



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**DINING ROOM**

Open to kitchen • Tile floor • Sliding glass doors to patio





**LIVING ROOM**

Open to dining • View out windows on three sides





**KITCHEN**

Free standing gas range • Stained wood cabinets • Tile floor





**PRIMARY SUITE**

Vaulted ceiling • Faux wood plank floor • Overhead lighting

# 1177 REDROCK CT • SUNNYVALE

## Home Features

- Living space: 1,108 sq.ft.
- Lot size: 8,000 sq.ft.
- 3 bedrooms, 2 bathrooms
- Vaulted ceiling
- Mini-split heat pump
- Fairwood Elementary, Columbia Middle, Fremont High

## Kitchen

- Black trimmed stainless steel appliances (black dishwasher)
- Free standing gas range
- Stained wood, raised panel cabinets
- Dark faux granite counter tops
- Low back splash
- Tile floor

## Living Room

- Vaulted ceiling
- Gleaming wood plank floor

- Recessed lighting
- View of both side yards and fenced portion of front yard

## Primary Suite

- Vaulted ceiling
- Laminate plank floor
- Window looking out to side yard
- Two closets
- White raised panel vanity with tile counter-top and porcelain sink
- Tile bathroom floor
- Glass doored shower

## Exterior

- Stucco exterior
- Paver driveway and front walk
- Fenced front yard with planting area in front of fence
- Brick facade at front of garage and near front door
- Sandstone patio leading to front door

## NEARBY ATTRACTIONS

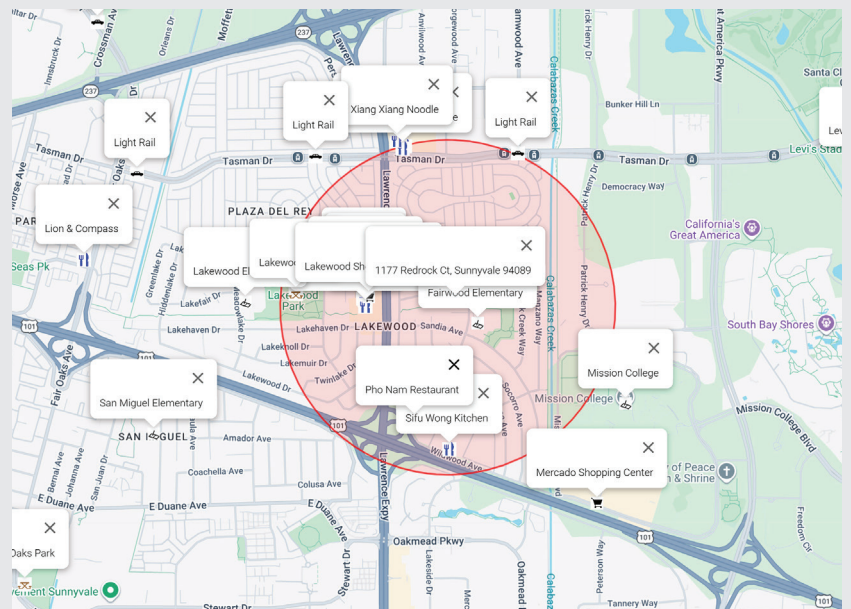
### Short walk to:

- Fairwood Park
- Lakewood Park
- Saigon Seafood Harbor
- New Wing Yuan Mkt
- Saigon Sea Food Harbor
- Lakewood Shopping Center
- Hunan Mifen
- Giovanni's New York Pizzeria
- Ming Tasty
- Homi Japanese Ramen
- NoodlePanda
- Pho Nam Restaurant
- Sifu Wong Kitchen
- Fairwood Elementary
- Pho Queen Noodle House

- Xiang Xiang Noodle
- Light Rail

### Short bike ride to:

- Mission College
- Mercado Shopping Center
- Levi's Stadium

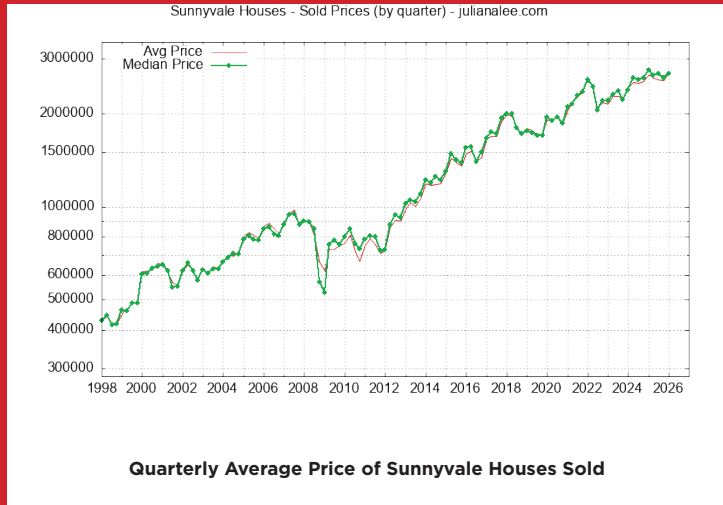


\*Red circle marks 0.5 miles around 1177 Redrock Ct, Sunnyvale 94089

# LOCAL REAL ESTATE TRENDS

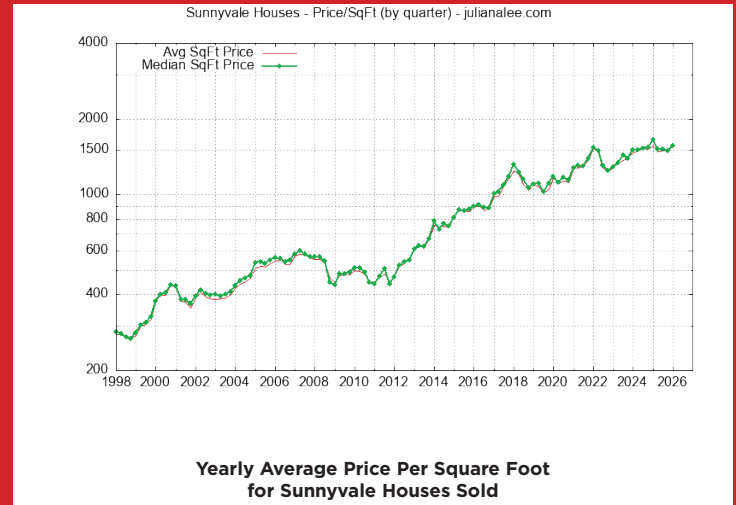
## Average and Median Home Price of Sunnyvale Houses Sold

When trying to understand Sunnyvale 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.



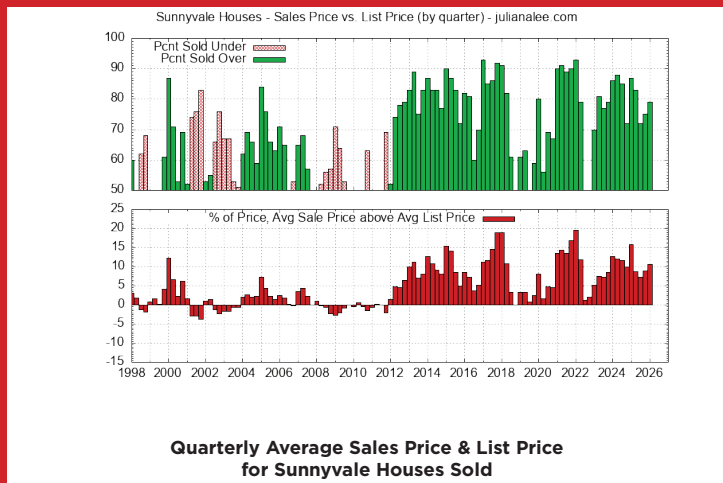
## Price Per Square Foot for Sunnyvale Houses Sold

The sales price of a Sunnyvale 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 Sunnyvale 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.



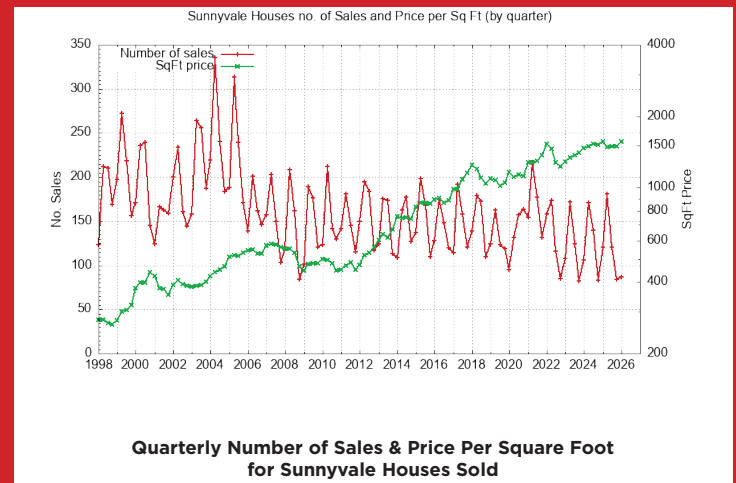
## Sales vs. List Price for Sunnyvale Houses

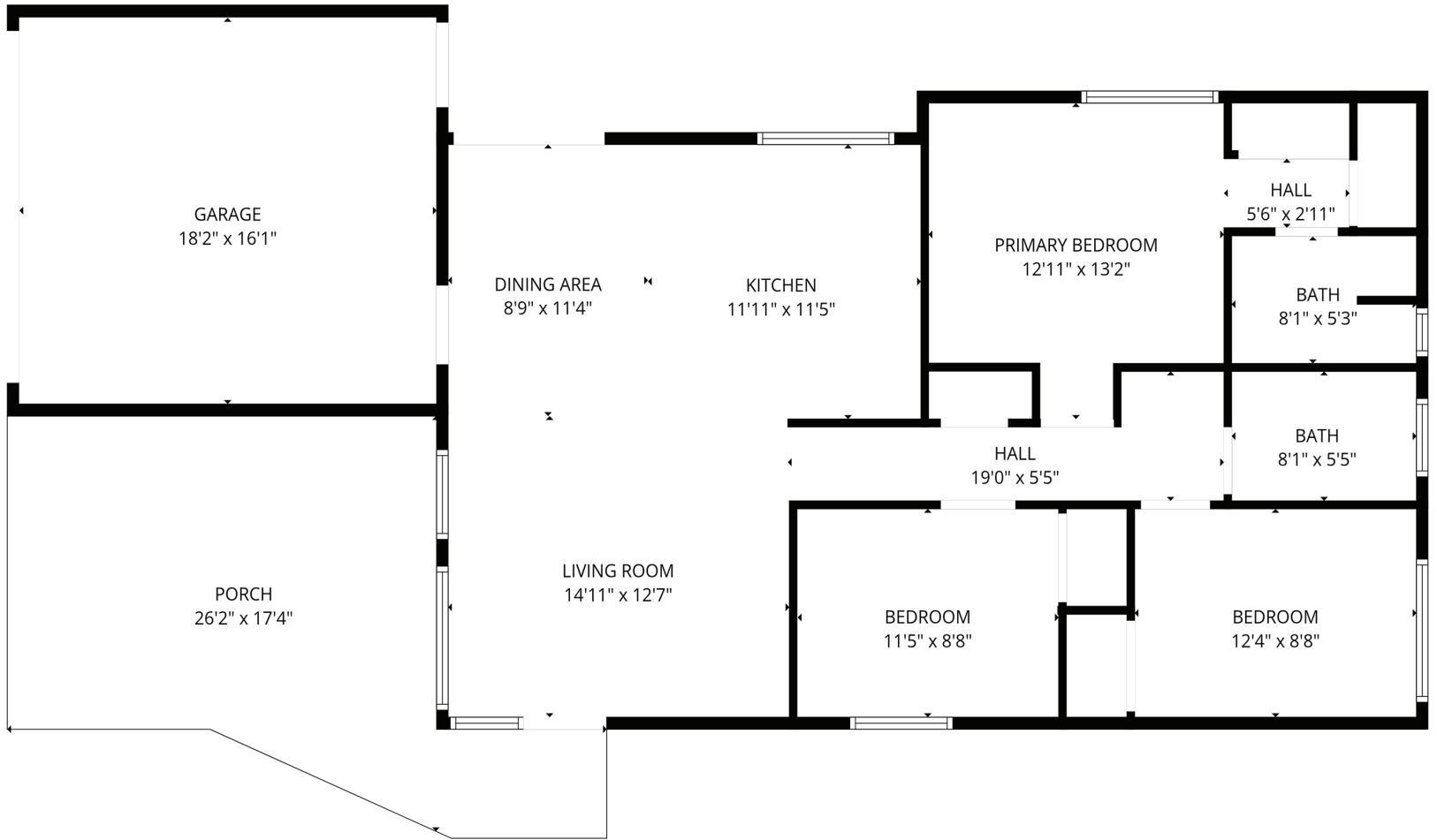
Home buyers and sellers want to know the typical relationship between list price and sales price. This relationship varies with city and time. The plots below show trends for this relationship using color coding which generally highlights changes in the market. More Sunnyvale homes being sold over list 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 Sunnyvale Houses Sold

A quick estimate of how active the Sunnyvale 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