

## Quick Summary of Comparable Properties

<b>Residential Summary</b>
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### Res. Condominium

**SOLD**

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	HOA	Lot (SF)	List Price	Age	Sale Price	COE
139 W 3Rd Avenue	San Mateo	2	2 0	8	1,829	\$929.47	\$883	30,128 (sf)	\$1,688,000	15	\$1,700,000	08/12/20
20 Madison Avenue #203	San Mateo	2	2 0	9	1,126	\$1,021.31	\$486	18,866 (sf)	\$1,098,000	13	\$1,150,000	08/19/20
112 Madison Avenue #210	San Mateo	2	2 0	12	1,200	\$958.33	\$561		\$1,098,000	38	\$1,150,000	06/26/20

**SOLD**

<b># Listings:</b>	<b>3</b>	<b>AVG VALUES:</b>		<b>10</b>	<b>1,385</b>	<b>\$969.71</b>	<b>\$643</b>	<b>24,497 (sf)</b>	<b>\$1,294,667</b>	<b>22</b>	<b>\$1,333,333</b>
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### Res. Single Family

**SOLD**

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
743 Nevada Avenue	San Mateo	5	3 0	6	2,670	\$1,123.60	6,600 (sf)	\$3,050,000	79	\$3,000,000	08/20/20
344 Seville Way	San Mateo	3	2 1	2	2,500	\$1,180.00	5,500 (sf)	\$2,895,000	83	\$2,950,000	08/31/20
821 Nevada Avenue	San Mateo	4	3 0	69	3,120	\$929.49	6,000 (sf)	\$2,945,000	79	\$2,900,000	08/07/20
655 Parrott Drive	San Mateo	3	2 1	2	2,664	\$1,079.20	7,680 (sf)	\$2,850,000	78	\$2,875,000	06/22/20
527 Fordham Road	San Mateo	4	3 2	13	3,480	\$826.15	7,200 (sf)	\$2,875,000	91	\$2,875,000	06/30/20
623 Bucknell Drive	San Mateo	5	4 0	20	2,970	\$944.44	6,960 (sf)	\$2,788,000	70	\$2,805,000	07/29/20
18 Aragon Boulevard	San Mateo	5	3 1	3	3,058	\$888.16	6,600 (sf)	\$2,695,000	91	\$2,716,000	06/22/20
701 Columbia Drive	San Mateo	6	3 1	13	2,777	\$972.27	7,620 (sf)	\$2,878,000	81	\$2,700,000	07/02/20
667 Nevada Avenue	San Mateo	3	3 0	12	2,600	\$1,018.88	6,000 (sf)	\$2,749,000	79	\$2,649,075	07/24/20
414 Aragon Boulevard	San Mateo	4	3 0	7	2,010	\$1,221.39	7,150 (sf)	\$2,398,000	69	\$2,455,000	08/21/20
415 Bucknell Drive	San Mateo	3	2 1	5	2,030	\$1,192.12	8,900 (sf)	\$2,375,000	69	\$2,420,000	08/24/20
526 Sonora Drive	San Mateo	3	2 0	5	1,565	\$1,341.85	5,200 (sf)	\$1,950,000	80	\$2,100,000	06/25/20
1223 Rhus Street	San Mateo	2	1 0	43	1,150	\$1,413.04	5,000 (sf)	\$1,598,000	93	\$1,625,000	07/13/20
1506 Maple Street	San Mateo	3	2 0	3	1,730	\$924.86	5,000 (sf)	\$1,598,000	80	\$1,600,000	09/09/20

**SOLD**

<b># Listings:</b>	<b>14</b>	<b>AVG VALUES:</b>		<b>15</b>	<b>2,452</b>	<b>\$1,075.39</b>		<b>6,529 (sf)</b>	<b>\$2,546,000</b>	<b>80</b>	<b>\$2,547,863</b>
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<b># Listings Total:</b>	<b>17</b>	<b>AVG VALUES FOR ALL:</b>		<b>14</b>	<b>2,263</b>	<b>\$1,056.74</b>		<b>8,775 (sf)</b>	<b>\$2,325,176</b>	<b>70</b>	<b>\$2,333,534</b>
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#### Quick Statistics ( 17 Listings Total )

	Min	Max	Median
<b>List Price</b>	\$1,098,000	\$3,050,000	\$2,695,000
<b>Sale Price</b>	\$1,150,000	\$3,000,000	\$2,649,075

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

## Quick Summary of Comparable Properties

### Residential Brief Report

**Residential**

<b>Sold</b>	<b>743 Nevada Avenue San Mateo 94402</b>	<b>Beds: 5</b>	<b>Baths (F/P): 3 0</b>	<b>\$3,050,000</b>	<b>MLS: ML81802670</b>
					<b>DOM: 6</b>



#### Property Overview

Area: Baywood Knolls (437)

SqFt: 2,670

Age: 79

Lot: 6,600 (sf)

#### Pricing / Dates

Original: **\$3,050,000**      Date: 7/24/20

List: **\$3,050,000**      Date: 7/24/20

Sold: **\$3,000,000**      Date: 8/20/20

\$/SqFt: **\$1,123.60**

OffMktDate: 7/30/20

#### Remarks

There's just something special about this home! This 5-bedroom, 3-bathroom home offers amazing entertaining spaces, great family areas and even a sneak peek at the Bay! Wonderful location in a superb neighborhood, expansive rooms, and designer upgrades including a beautifully remodeled kitchen and master bathroom. The backyard is a wonderland featuring outdoor cabana, turfed play area, and additional gardening space. **MUST SEE!**

#### Property Features

##### Family Room

Separate Family Room

##### Dining Area

Breakfast Nook, Formal Room

##### Pool Options

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##### Garage/Parking

Attached Garage, Gate/Door Opener, Off-Street Parking

Listed By Greg Damelio, Compass

<b>Sold</b>	<b>821 Nevada Avenue San Mateo 94402</b>	<b>Beds: 4</b>	<b>Baths (F/P): 3 0</b>	<b>\$2,945,000</b>	<b>MLS: ML81786801</b>
					<b>DOM: 69</b>



#### Property Overview

Area: Baywood Knolls (437)

SqFt: 3,120

Age: 79

Lot: 6,000 (sf)

#### Pricing / Dates

Original: **\$3,295,000**      Date: 3/13/20

List: **\$2,945,000**      Date: 3/13/20

Sold: **\$2,900,000**      Date: 8/7/20

\$/SqFt: **\$929.49**

OffMktDate: 7/20/20

#### Remarks

Fabulous house in a great neighborhood with close proximity to Baywood Elementary and Aragon High. Custom built-in cabinetry throughout. The family room has built-ins on either side of the brick faced fireplace. A custom staircase with large skylight and beams. Large spacious bedrooms with natural light. The master suite boasts a large walk-in closet and features a newly remodeled bathroom. Mature landscaping, rear brick patio with trellis and arbor designed as an entertainers backyard with lots of privacy. Don't miss this great opportunity.

#### Property Features

##### Family Room

Separate Family Room

##### Dining Area

Formal Room

##### Pool Options

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##### Garage/Parking

Attached Garage

Listed By Joseph Bentley, Compass

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

## Quick Summary of Comparable Properties

<b>Sold</b>	<b>344 Seville Way San Mateo 94402</b>	<b>Beds: 3</b>	<b>Baths (F/P): 2 1</b>	<b>\$2,895,000</b>	<b>MLS: ML81803871</b>
					<b>DOM: 2</b>



Property Overview	Pricing / Dates
Area: Aragon (436)	Original: <b>\$2,895,000</b> Date: <b>7/31/20</b>
Age: 83	List: <b>\$2,895,000</b> Date: <b>7/31/20</b>
SqFt: 2,500	Sold: <b>\$2,950,000</b> Date: <b>8/31/20</b>
Lot: 5,500 (sf)	\$/SqFt: <b>\$1,180.00</b>
	OffMktDate: <b>8/2/20</b>

**Remarks**

Located in the highly sought-after Aragon area, this enchanting 3BD/2.5BA, Mediterranean-style home has been tastefully remodeled to perfection, and is highlighted by lovely architectural details, charming built-in niches, stunning wood-beamed and vaulted ceilings, and rich hardwood floors. Amenities include a dramatic 2-story foyer, elegant formal living room with grand fireplace and striking oversized window, and a graceful formal dining room with a hand-painted, wood-beamed ceiling. The exceptional chefs kitchen/family room ensemble boasts top-of-the-line appliances, sunlit breakfast nook, and rear yard access. The upstairs split-level floor plan features two sizeable bedrooms and a hall bath, as well as the romantic master suite replete with built-in cabinets, a stunning marble bath, and large walk-in closet. Outside, the private rear yard is enhanced with vibrant, mature landscaping, a large entertaining patio, and level lawn. Excellent proximity to downtown and top-rated schools

### Property Features


<p><b>Family Room</b> Kitchen/Family Room Combo</p> <p><b>Pool Options</b> --</p>	<p><b>Dining Area</b> Breakfast Bar, Breakfast Nook, Eat in Kitchen, Formal Room</p> <p><b>Garage/Parking</b> Attached Garage</p>
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Listed By Jim Arbeed, Coldwell Banker Realty

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## Quick Summary of Comparable Properties

<b>Sold</b>	<b>701 Columbia Drive San Mateo 94402</b>	<b>Beds: 6</b>	<b>Baths (F/P): 3 1</b>	<b>\$2,878,000</b>	<b>MLS: ML81793394</b>
					<b>DOM: 13</b>

Property Overview	Pricing / Dates
 <p>Area: <b>Baywood Knolls (437)</b>            Age: <b>81</b>            SqFt: <b>2,777</b>            Lot: <b>7,620 (sf)</b></p>	<p>Original: <b>\$2,878,000</b>    Date: <b>5/21/20</b>            List: <b>\$2,878,000</b>    Date: <b>5/21/20</b>            Sold: <b>\$2,700,000</b>    Date: <b>7/2/20</b>            \$/SqFt: <b>\$972.27</b>            OffMktDate: <b>6/3/20</b></p>

**Remarks**

Classic curb appeal graces this welcoming home on one of the most desirable streets in Baywood Knolls; formal living rm w/ mantled fireplace, formal dining, bright updated kitchen w/ample counters & cabinets, light-filling window over the sink, an island & breakfast nook; 2 steps down to an open family room w/ French doors that reveal an enchanting brick patio w/gas fireplace; a powder room & attached garage complete the main level; mid-level offers 1 bedrm; upper level boasts 5 bedrms & 3 baths-master suite w/ private bath; 1 bedrm used as a study w/ light-filling window & fireplace, another as a writer's sanctuary; rear sunny garden w/ hot tub, tranquil fountains & expansive paved courtyard for entertainment, BBQ's & play; electric gated driveway, 2-zone heating, AC & Solar, drought-resistant landscape; earthquake retrofit; near award-winning Baywood, Borel, & Aragon; private schools, downtown San Mateo, parks, train station & Hwy 92. See disclosure pkg link for in-person visit rules

### Property Features

<p><b>Family Room</b> Separate Family Room</p> <p><b>Pool Options</b> Spa - Cover, Spa/Hot Tub</p>	<p><b>Dining Area</b> Breakfast Nook, Eat in Kitchen, Formal Room</p> <p><b>Garage/Parking</b> Attached Garage, Gate/Door Opener, Guest / Visitor Parking</p>
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Listed By Miriam Chirko, Coldwell Banker Realty

## Quick Summary of Comparable Properties

<b>Sold</b>	<b>527 Fordham Road San Mateo 94402</b>	<b>Beds: 4</b>	<b>Baths (F/P): 3 2</b>	<b>\$2,875,000</b>	<b>MLS: ML81793116</b>
					<b>DOM: 13</b>



Property Overview	Pricing / Dates
Area: <b>Baywood/Parrott Park (438)</b>	Original: <b>\$3,200,000</b> Date: <b>5/19/20</b>
Age: <b>91</b>	List: <b>\$2,875,000</b> Date: <b>5/19/20</b>
SqFt: <b>3,480</b>	Sold: <b>\$2,875,000</b> Date: <b>6/30/20</b>
Lot: <b>7,200 (sf)</b>	\$/SqFt: <b>\$826.15</b>
	OffMktDate: <b>6/1/20</b>

**Remarks**

Sun shines, birds chirp and flowers bloom at 527 Fordham Road. Located in the highly desirable Baywood neighborhood, this 4-bed, 3 full & 2 half bath architectural gem is filled with an abundance of light provided by the many windows throughout. The expansive floor plan boasts 3,480 sq. ft. & seamlessly incorporates a formal dining room, living room w/ impressive stone fireplace, family room w/ fireplace and wet bar. 2 bedrooms, one half bath & one full bath. Completing the main level, an open & bright eat-in kitchen. Ascending the curved staircase, you'll find the second level w/ a large master suite plus fireplace & large second bedroom w/ its own half bath en-suite. A private driveway leads to the large garage and flat surface perfect for recreation. Also on lower level, laundry room, mud room, full bathroom, additional hobby room w/ interior access to the kitchen. Leisurely stroll to award-winning schools, Central Park, & fantastic downtown San Mateo shopping & dining.

### Property Features

**Family Room**

Separate Family Room

**Dining Area**

Breakfast Nook, Eat in Kitchen, Formal Room

**Pool Options**

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**Garage/Parking**

Attached Garage, Gate/Door Opener, Off-Street Parking

Listed By Greg Damelio, Compass

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

## Quick Summary of Comparable Properties

<b>Sold</b>	<b>655 Parrott Drive San Mateo 94402</b>	<b>Beds: 3</b>	<b>Baths (F/P): 2 1</b>	<b>\$2,850,000</b>	<b>MLS: ML81793225</b>
					<b>DOM: 2</b>



Property Overview	Pricing / Dates
Area: <b>Baywood Knolls (437)</b>	Original: <b>\$2,850,000</b> Date: <b>5/20/20</b>
Age: <b>78</b>	List: <b>\$2,850,000</b> Date: <b>5/20/20</b>
SqFt: <b>2,664</b>	Sold: <b>\$2,875,000</b> Date: <b>6/22/20</b>
Lot: <b>7,680 (sf)</b>	\$/SqFt: <b>\$1,079.20</b>
	OffMktDate: <b>5/22/20</b>

**Remarks**

Stunning home in highly sought after Baywood Knolls. Expanded & remodeled in 2014! Spectacular 3 BR/2 1/4 BA w/ 2664 sq ft on 7680 sq ft lot & bonus rm/office adjacent to garage. Inviting floor plan, full of natural light & beautifully appointed finishes! Formal entry, hdwd flrs, dual pane windows, central A/C, fire sprinklers, spacious L/R w/coffered ceilings & fireplace & formal D/R w/wainscoting. Gourmet kitchen opens to family room & has (2) skylights, an island, marble counters, ceramic subway tile backsplash, farmhouse sink, stainless steel appliances & built-in bench breakfast nook. Gorgeous rear yard w/lawn area & brick patio. Ideal for entertaining! 2BR/1BA located on split level & mstr bd suite on upper level. Bathrooms include double-sink vanities, marble counters/floors & water efficient plumbing fixtures. Outstanding location in highly rated school district. Close proximity to downtown San Mateo. Easy access to freeways & CalTrain. Pls visit <http://covid-rules.ggsir.com/>

### Property Features

**Family Room**

Kitchen/Family Room Combo

**Dining Area**

Breakfast Nook, Eat in Kitchen, Formal Room

**Pool Options**

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**Garage/Parking**

Attached Garage, Gate/Door Opener

Listed By Renee Daskalakis, Golden Gate Sotheby's International Realty

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

## Quick Summary of Comparable Properties

<b>Sold</b>	<b>623 Bucknell Drive San Mateo 94402</b>	<b>Beds: 5</b>	<b>Baths (F/P): 4 0</b>	<b>\$2,788,000</b>	<b>MLS: ML81791687</b>
					<b>DOM: 20</b>



Property Overview	Pricing / Dates
Area: <b>Baywood Knolls (437)</b>	Original: <b>\$2,998,000</b> Date: <b>5/7/20</b>
Age: <b>70</b>	List: <b>\$2,788,000</b> Date: <b>5/7/20</b>
SqFt: <b>2,970</b>	Sold: <b>\$2,805,000</b> Date: <b>7/29/20</b>
Lot: <b>6,960 (sf)</b>	\$/SqFt: <b>\$944.44</b>
	OffMktDate: <b>6/5/20</b>

### Remarks

This best-selling Baywood Knolls neighborhood home is stunningly reimaged. The oversized chefs kitchen opens to family room with sweeping ceilings. There are 4 full sensationally remodeled bathrooms and 5 large bedrooms providing a flexible floor plan as the family grows and changes with time. There is space for Au Pair, in-laws, office, art/exercise studio and more. You will find additional storage in the attic closet hideaways. Move in ready.

Hardwood floors, luxurious built ins, special bathroom upgrades, skylights, 2-car garage, multiple dining areas, and a family room and living room with views to lush landscape adorn this happy home. Outdoors you will enjoy flagstone patios, bistro lighting, level lawn for play, vegetable garden and a sweet oversized front porch. Close to downtown San Mateo and commuting corridors. Supremely livable home. Award winning schools only a hop-skip and jump away.

### Property Features

<p><b>Family Room</b> Separate Family Room</p> <p><b>Pool Options</b> --</p>	<p><b>Dining Area</b> Eat in Kitchen, Formal Room</p> <p><b>Garage/Parking</b> Detached Garage, Off-Site Parking</p>
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Listed By Darcy Gamble, Compass

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

## Quick Summary of Comparable Properties

<b>Sold</b>	<b>667 Nevada Avenue San Mateo 94402</b>	<b>Beds: 3</b>	<b>Baths (F/P): 3 0</b>	<b>\$2,749,000</b>	<b>MLS: ML81796492</b>
					<b>DOM: 12</b>



Property Overview	Pricing / Dates
Area: Baywood Knolls (437)	Original: <b>\$2,749,000</b> Date: <b>6/12/20</b>
Age: <b>79</b>	List: <b>\$2,749,000</b> Date: <b>6/12/20</b>
SqFt: <b>2,600</b>	Sold: <b>\$2,649,075</b> Date: <b>7/24/20</b>
Lot: <b>6,000 (sf)</b>	\$/SqFt: <b>\$1,018.88</b>
	OffMktDate: <b>6/24/20</b>

**Remarks**

Classic and timeless, this beautiful Baywood Knolls home blends the elegance of yesteryear with modern-day comforts over three graceful levels. Two large mezzanine-level bedrooms and all-white bath with tub and separate shower. Top-level master suite has 2 closets plus a walk-in closet, separate sitting area/office with private balcony, and en suite Carrara marble and tile bath with dual-sink vanity, tub, shower, and private commode room. Lower-level family room doubles as a media room with surround sound and guest quarters with outside entrance and full bath with shower. Remodeled white kitchen with contrasting granite counters and large casual dining area opening to the rear yard. Quality appliances include: Bertazzoni gas range, Bosch dishwasher, Sub-Zero refrigerator. Large rear yard with pergola-covered deck, lawn, apple tree, and lots of privacy. Combined with access to renowned Baywood Elementary School and easy access to commute routes.

### Property Features

<p><b>Family Room</b> No Family Room</p> <p><b>Pool Options</b> --</p>	<p><b>Dining Area</b> Eat in Kitchen, Formal Room</p> <p><b>Garage/Parking</b> Attached Garage, Gate/Door Opener</p>
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Listed By Sternsmith Group, Compass

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



## Quick Summary of Comparable Properties

<b>Sold</b>	<b>18 Aragon Boulevard San Mateo 94402</b>	<b>Beds: 5</b>	<b>Baths (F/P): 3 1</b>	<b>\$2,695,000</b>	<b>MLS: ML81795529</b>
					<b>DOM: 3</b>



Property Overview	Pricing / Dates
Area: Aragon (436)	Original: <b>\$2,695,000</b> Date: <b>6/5/20</b>
Age: <b>91</b>	List: <b>\$2,695,000</b> Date: <b>6/5/20</b>
SqFt: <b>3,058</b>	Sold: <b>\$2,716,000</b> Date: <b>6/22/20</b>
Lot: <b>6,600 (sf)</b>	\$/SqFt: <b>\$888.16</b>
	OffMktDate: <b>6/8/20</b>

**Remarks**

Circa 1929 with designer updates for 21st century living in one of San Mateos most desirable neighborhoods. Classic Spanish appeal combined with parquet wood floors, glass doorknobs, period-style lighting, and adobe fireplace all recalling the homes early heritage. Formal living room and formal dining room. Bright and light sky-lit remodeled kitchen with beautiful custom counters and stainless steel appliances. Separate breakfast room and adjacent family room that opens to a large private rear yard. 2 main-level bedrooms (ideal for guests or home offices) and 3 upstairs including master suite with remodeled luxurious bath plus second remodeled bath, both done in Carrara marble and each with dual-sink vanity. Upstairs laundry, partial basement, and detached 2-car garage. Access to acclaimed Baywood Elementary and just two blocks to Central Park and downtown San Mateo.

Property Features	
<p><b>Family Room</b> Separate Family Room</p> <p><b>Pool Options</b> --</p>	<p><b>Dining Area</b> Breakfast Room, Formal Room</p> <p><b>Garage/Parking</b> Off-Street Parking, On Street</p>

Listed By Raziel A. Ungar, Compass

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

**Quick Summary of Comparable Properties**

<b>Sold</b>	<b>414 Aragon Boulevard San Mateo 94402</b>	<b>Beds: 4</b>	<b>Baths (F/P): 3 0</b>	<b>\$2,398,000</b>	<b>MLS: ML81801456</b>
					<b>DOM: 7</b>



Property Overview	Pricing / Dates
Area: Aragon (436)	Original: <b>\$2,398,000</b> Date: <b>7/17/20</b>
Age: <b>69</b>	List: <b>\$2,398,000</b> Date: <b>7/17/20</b>
SqFt: <b>2,010</b>	Sold: <b>\$2,455,000</b> Date: <b>8/21/20</b>
Lot: <b>7,150 (sf)</b>	\$/SqFt: <b>\$1,221.39</b>
	OffMktDate: <b>7/24/20</b>

**Remarks**

Beautiful remodel completed in 2015. Located in the highly sought-after Aragon community. Dramatic beamed ceiling living room with hardwood floors, light filling windows and porcelain tile fireplace; adjoining dining area with hardwood floors and custom light fixture; Remodeled chef's kitchen w/ abundance of white shaker style cabinetry, grey quartz counters and porcelain tile backsplash; S/S appliances feature gas cook-top, wall mounted hood, built-in microwave, counter depth refrigerator, dishwasher & deep SS sink with picture window overlooking backyard; kitchen features eat-in area for casual dining, laundry closet & access to rear deck/backyard. 4 large bedrooms; 3 remodeled baths; backyard features deck and flat grass area. Hardwood flooring; dual pane windows; electrical upgrade w/ car charger; HVAC upgrade; drainage system; attached two car garage; Near great public schools - Baywood, Borel and Aragon (Buyer to verify); near Hwy 92 access; CalTrain & popular downtown SM.

**Property Features**

**Family Room**  
No Family Room

**Dining Area**  
Dining Area, Eat in Kitchen

**Pool Options**  
None

**Garage/Parking**  
Attached Garage, Gate/Door Opener

Listed By Miriam Chirko, Coldwell Banker Realty

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

## Quick Summary of Comparable Properties

<b>Sold</b>	<b>415 Bucknell Drive San Mateo 94402</b>	<b>Beds: 3</b>	<b>Baths (F/P): 2 1</b>	<b>\$2,375,000</b>	<b>MLS: ML81799700</b>
					<b>DOM: 5</b>



Property Overview	Pricing / Dates
Area: <b>Baywood Knolls (437)</b>	Original: <b>\$2,375,000</b> Date: <b>7/19/20</b>
Age: <b>69</b>	List: <b>\$2,375,000</b> Date: <b>7/19/20</b>
SqFt: <b>2,030</b>	Sold: <b>\$2,420,000</b> Date: <b>8/24/20</b>
Lot: <b>8,900 (sf)</b>	\$/SqFt: <b>\$1,192.12</b>
	OffMktDate: <b>7/24/20</b>

**Remarks**

Move into to this beautiful 3 bedroom, 2 1/2 bathroom single story home with a large lot in sought after San Mateo location. A formal entry leads to the light filled living room with large windows gazing out into the backyard. An updated eat in kitchen with abundant cabinet space, granite countertops, and Viking appliances plus a designated dining area. Home has mostly hardwood floors throughout. Spacious Master bedroom includes a walk in closet and it's own backyard access. Two additional spacious bedrooms with ample closet space and a jack and jill bathroom. The beautifully landscaped backyard offers a perfect area for al fresco dining and entertaining. Backyard includes a spa and a mature orange tree. Property also has a gate and alarm system. This home is conveniently located to excellent schools, major commute routes 92 & 280, downtown San Mateo, and strolling distance to Baywood Elementary and Aragon High School.

### Property Features

<p><b>Family Room</b> No Family Room</p> <p><b>Pool Options</b> Spa/Hot Tub</p>	<p><b>Dining Area</b> Dining Area</p> <p><b>Garage/Parking</b> Detached Garage</p>
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Listed By Alison Jaghab, Compass

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

## Quick Summary of Comparable Properties

<b>Sold</b>	<b>526 Sonora Drive San Mateo 94402</b>	<b>Beds: 3</b>	<b>Baths (F/P): 2 0</b>	<b>\$1,950,000</b>	<b>MLS: ML81790949</b>
					<b>DOM: 5</b>



Property Overview	Pricing / Dates
Area: Aragon (436)	Original: <b>\$1,950,000</b> Date: <b>5/14/20</b>
Age: 80	List: <b>\$1,950,000</b> Date: <b>5/14/20</b>
SqFt: 1,565	Sold: <b>\$2,100,000</b> Date: <b>6/25/20</b>
Lot: 5,200 (sf)	\$/SqFt: <b>\$1,341.85</b>
	OffMktDate: <b>5/21/20</b>

**Remarks**

526 Sonora Drive is a rare opportunity to live in one of San Mateos greatest neighborhoods...The Aragon. This charming entry level home has 3 bedroom, 2 full baths and a large kitchen/family room with high ceilings and skylight. With doors leading to the beautifully landscaped backyard from the dining room and kitchen, it has the perfect floor plan for entertaining. Situated on a 5,200 sq. ft. lot, you will have the opportunity to expand or remodel to your taste. Other features include a large picture window and fireplace in formal living room, dining room with sliding doors leading to deck and backyard, eat-in kitchen, plantation shutters, hardwood floors, crown molding, spacious backyard with deck and lawn area, two-car garage, and tons of storage. The home is walking distance to award winning schools, downtown San Mateo, and Central Park.

Property Features	
<b>Family Room</b> Kitchen/Family Room Combo	<b>Dining Area</b> Dining "L"
<b>Pool Options</b> --	<b>Garage/Parking</b> Detached Garage

Listed By Maria Scott, Coldwell Banker Realty

## Quick Summary of Comparable Properties

<b>Sold</b>	<b>139 W 3Rd Avenue San Mateo 94402</b>	<b>Beds: 2</b>	<b>Baths (F/P): 2 0</b>	<b>\$1,688,000</b>	<b>MLS: ML81798297</b>
					<b>DOM: 8</b>



Property Overview	Pricing / Dates
Area: <b>Baywood/Parrott Park (438)</b>	Original: <b>\$1,688,000</b> Date: <b>6/25/20</b>
Age: <b>15</b>	List: <b>\$1,688,000</b> Date: <b>6/25/20</b>
SqFt: <b>1,829</b>	Sold: <b>\$1,700,000</b> Date: <b>8/12/20</b>
Lot: <b>30,128 (sf)</b>	\$/SqFt: <b>\$929.47</b>
	OffMktDate: <b>7/3/20</b>

**Remarks**

Luxury awaits in the heart of San Mateo. This distinguished and over sized two bedroom two bath + office condo is located within the discerning Baywood Place. Exposed beam ceilings, hardwood floors, handcrafted plaster walls and recessed lighting illuminate the rooms in this exquisite home. Enjoy professional grade appliances, stone workspace and custom cabinetry in the chef's kitchen. The over-sized master suite is complete with two closets, and custom built-ins. If the outdoors is beckoning, French doors lead out to two spacious balconies. This light-filled elegant home is walking distance to down town San Mateo shops, restaurants, public library, and much more.

### Property Features

**Family Room**  
No Family Room

**Dining Area**  
Dining Area in Living Room

**Pool Options**  
--

**Garage/Parking**  
Assigned, Electric Gate, Gate/Door Opener, Guest / Visitor Parking, Underground Parking

Listed By Maria Scott, Coldwell Banker Realty

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

## Quick Summary of Comparable Properties

<b>Sold</b>	<b>1223 Rhus Street San Mateo 94402</b>	<b>Beds: 2</b>	<b>Baths (F/P): 1 0</b>	<b>\$1,598,000</b>	<b>MLS: ML81795454</b>
					<b>DOM: 43</b>



Property Overview	Pricing / Dates
Area: Homestead / Husing Subdivision (435)	Original: <b>\$1,650,000</b> Date: <b>6/5/20</b>
Age: <b>93</b>	List: <b>\$1,598,000</b> Date: <b>2/3/20</b>
SqFt: <b>1,150</b>	Sold: <b>\$1,625,000</b> Date: <b>7/13/20</b>
Lot: <b>5,000 (sf)</b>	\$/SqFt: <b>\$1,413.04</b>
	OffMktDate: <b>6/12/20</b>

**Remarks**

Dont miss this Improved Storybook charmer w/ refinished hardwood floors & fresh paint throughout. Your story of calling this home begins as you walk down the brick pathway past the landscaped gardens into the formal living rm w/ fireplace & tons of light. Youll continue to get excited by the potential of entertaining friends & family while crafting your culinary delights as you utilize the remodeled kitchen w/ professional Monogram range, stainless steel appliances surrounded by statuario marble counter tops, custom cabinetry & expansive pantry. A master bdrm w/ walk-in closet + guest bdrm & remodeled bathroom w/ subway tile walls, tile floors & double sink complete the living spaces while across the hallway lies a full-sized washer/dryer laundry closet. Landscaped rear yard w/ grass area & patio. The detached 2-car garage has rm for storage + home has new roofs. Being close to Baywood Elementary, Aragon HS, & Borel & Downtown, truly makes this opportunity a storybook dream come true.

### Property Features

**Family Room**  
Separate Family Room

**Dining Area**  
Formal Room

**Pool Options**  
- -

**Garage/Parking**  
Detached Garage, Off-Street Parking, On Street, Tandem Parking

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Listed By Dan Gilmartin, Gilmartin Group

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

## Quick Summary of Comparable Properties

<b>Sold</b>	<b>1506 Maple Street San Mateo 94402</b>	<b>Beds: 3</b>	<b>Baths (F/P): 2 0</b>	<b>\$1,598,000</b>	<b>MLS: ML81808629</b>
					<b>DOM: 3</b>



Property Overview	Pricing / Dates
Area: Homestead / Husing Subdivision (435)	Original: <b>\$1,598,000</b> Date: <b>9/1/20</b>
Age: <b>80</b>	List: <b>\$1,598,000</b> Date: <b>9/1/20</b>
SqFt: <b>1,730</b>	Sold: <b>\$1,600,000</b> Date: <b>9/9/20</b>
Lot: <b>5,000 (sf)</b>	\$/SqFt: <b>\$924.86</b>
	OffMktDate: <b>9/4/20</b>

**Remarks**

An opportunity is knocking! This is your chance to turn this one of a kind charmer into your dream home. Equipped with 3 bedrooms and 2 bathrooms, a formal living with vaulted ceilings and a spacious family room. This home has ample space to entertain or raise a family. Located in a prime area of San Mateo that's close to top rated schools, downtown San Mateo, fabulous restaurants and shops, a state of the art library and major freeways. This home will not last long.

### Property Features

**Family Room**  
Other

**Dining Area**  
Breakfast Nook, Dining Area, Dining Bar

**Pool Options**  
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**Garage/Parking**  
Attached Garage, Guest / Visitor Parking, On Street, With Restrictions

Listed By Taylor Hill, Compass

<b>Sold</b>	<b>20 Madison Avenue #203 San Mateo 94402</b>	<b>Beds: 2</b>	<b>Baths (F/P): 2 0</b>	<b>\$1,098,000</b>	<b>MLS: ML81799617</b>
					<b>DOM: 9</b>



Property Overview	Pricing / Dates
Area: Homestead / Husing Subdivision (435)	Original: <b>\$1,098,000</b> Date: <b>7/9/20</b>
Age: <b>13</b>	List: <b>\$1,098,000</b> Date: <b>7/9/20</b>
SqFt: <b>1,126</b>	Sold: <b>\$1,150,000</b> Date: <b>8/19/20</b>
Lot: <b>18,866 (sf)</b>	\$/SqFt: <b>\$1,021.31</b>
	OffMktDate: <b>7/18/20</b>

**Remarks**

Rare opportunity to own in this gorgeous building in a prime area of San Mateo. West of El Camino and built in 2007 with high ceilings and impeccable detail, this open concept, second-floor condo offers gleaming engineered hardwood floors and plush carpet. The gorgeous kitchen features modern stainless appliances, spacious granite counters and a breakfast bar that transitions into the spacious and bright living room which includes a fireplace and adjacent dining area. Off the living room, sliding glass doors open directly to a private balcony. The Master suite offers a walk-in closet and luxurious bathroom with a double vanity, marble countertop and walk-in shower. Unit features side by side laundry area with additional storage and two designated parking spaces in secure garage. Conveniently located to shopping and commuter freeways. Part of the San Mateo/Foster City School District top rated schools. This is the one you've been waiting for! See the tour at [www.20MadisonAve203.com](http://www.20MadisonAve203.com)

### Property Features

**Family Room**  
No Family Room

**Dining Area**  
Breakfast Bar, Dining Area in Living Room

**Pool Options**  
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**Garage/Parking**  
Assigned, Gate/Door Opener, Underground Parking

Listed By Lindsay Morris, Compass

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

## Quick Summary of Comparable Properties

<b>Sold</b>	<b>112 Madison Avenue #210 San Mateo 94402</b>	<b>\$1,098,000</b>	<b>MLS: ML81791743</b>
	<b>Beds: 2</b>	<b>Baths (F/P): 2 0</b>	<b>DOM: 12</b>



Property Overview	Pricing / Dates
Area: Homestead / Husing Subdivision (435)	Original: <b>\$1,098,000</b> Date: <b>5/8/20</b>
Age: <b>38</b>	List: <b>\$1,098,000</b> Date: <b>5/8/20</b>
SqFt: <b>1,200</b>	Sold: <b>\$1,150,000</b> Date: <b>6/26/20</b>
Lot:	\$/SqFt: <b>\$958.33</b>
	OffMktDate: <b>5/28/20</b>

**Remarks**

Gorgeous remodeled top floor unit with high ceilings and amazing light. Perfect location close to downtown San Mateo, multiple commute routes, and tons of shopping. Turn-key, move-in ready condo with designer finishes, laundry in the unit, quiet building with pool, and deeded parking. Enjoy tons of natural light in this southern exposure unit with multiple skylights and private balcony. Hardwood floors throughout, open concept living, and oversized master suite with enormous a walk-in closet and direct balcony access. Top rated San Mateo schools - don't miss this one!

### Property Features

<p><b>Family Room</b> No Family Room</p> <p><b>Pool Options</b> Community Facility</p>	<p><b>Dining Area</b> Dining Area, Dining Area in Living Room, Eat in Kitchen</p> <p><b>Garage/Parking</b> Attached Garage, Common Parking Area, Covered Parking, Electric Gate, Gate/Door Opener</p>
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Listed By Brian Ayer, Golden Gate Sotheby's International Realty