

MINI PROPERTY REPORT

856 Cole Cmn, Livermore, CA 94551



Presented by

Nicole Nicolay | REALTOR®

California Real Estate License: 01955964



Work: (925) 580-2260

Main: nicole@nicolenicolay.com

Compass

3090 Independence Dr. Suite 120
Livermore, CA 94551

856 Cole Cmn, Livermore, CA 94551



Legend: 🏠 Subject Property

FOR SALE

• New, New: 4/3/2019

List Price

\$699,950

List Date: 4/3/2019

Days in RPR: 6

Your Comp Analysis

\$750,198

Last Edited: 3/25/2019

\$406 Price per Sq. Ft.

Your Comp Analysis Range

\$656,148 – \$835,776

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

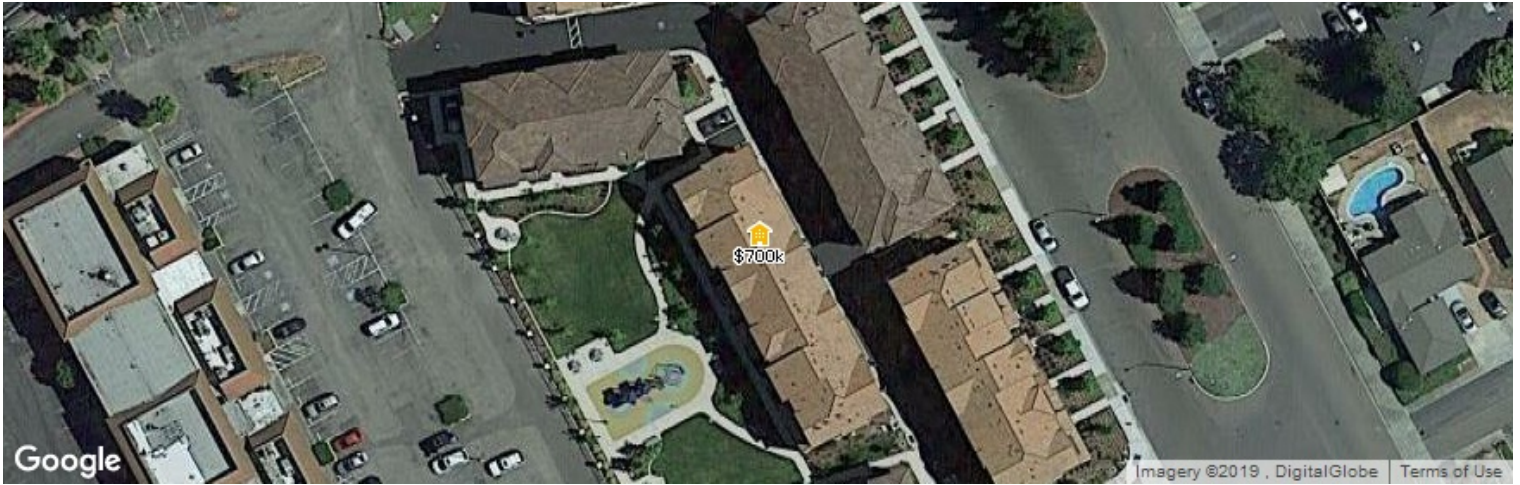
Home Facts

Public Remarks

Spacious KB townhome w/ all the best features of new construction and design. Enjoy beautiful upgrades throughout this 3 bedroom + office / 2.5 bath home just minutes from Downtown Livermore, wineries, restaurants, shopping, and top rated schools. The kitchen will bring out the chef in anyone with quartz counters, matching stainless appliances, and a large walk-in pantry. Designer touches include laminate flooring, custom paint, and window coverings. Attached two car garage, recessed lighting with dimmer controls, tankless water heater, programmable thermostat, solar ready, and low HOA dues with a community playground. Move-in, relax, and enjoy all the nearby amenities and easy options for commuters. This location and this home will make you love where you live, even more!

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Condo/Townhouse/Apt	Condo/Townhouse/Apt	-
Property Subtype	Townhouse	Townhouse	-
Bedrooms	3	3	-
Total Baths	3	3	-
Full Baths	2	2	-
Partial Baths	1	1	-
Living Area (sq ft)	1,848	1,848	-
Lot Size	910 sq ft	910 sq ft	-
Lot Dimensions	910 SF	-	-
Garage	Yes	-	-
Garage (spaces)	2	2	-
Pool	-	None	-
Year Built	2016	2016	-
Total Rooms	7	8	-
Roofing	-	Tile	-
Heating	-	Forced Air, Gas	-
Cooling	-	Ceiling Fans, Central Air Conditioning, Other	-
Fireplaces	-	None	-
Foundation	-	Slab	-
Exterior Walls	-	Dual Pane Windows, Stucco	-
Number of Buildings	1	-	-
Number of Units	-	58	-
Number of Stories	2	Two Story	-

Extended Home Facts



Legend: 🏠 Subject Property

Interior Features

Bathroom	Updated Baths, Shower Over Tub, Solid Surface
Cooling	Ceiling Fans, Central Air Conditioning, Other
Fireplace	None
Floor	Laminate, Wall-To-Wall Carpet
Heating	Forced Air, Gas
Kitchen	Breakfast Bar, Breakfast Nook, Counter - Stone, Dishwasher, Eat In Kitchen, Garbage Disposal, Gas Range, Microwave, Pantry, Updated Kitchen
Pet	Yes Allowed
Laundry	In Laundry Room
General	Fire Sprinklers, Garage Door Opener, Tankless Water Heater
Room Details	Dining Area, Family Room, Kitchen/Family Room Combo, Office

Exterior Features

Foundation	Slab
Roof	Tile
Pool	None
Parking	Attached Garage, Internal Access From Garage
Sewer	Public Sewer , Water - Public
Levels	Two Story
Special	None
View	Park
General	No Yard
Lot Size Features	Level

Exterior Details

Site Influence	AVERAGE VIEW
Lot Size - Square Feet	910 sq ft
Lot Size - Acres	0.021 ac

Location Details

Builder Name	Kb
Directions to Property	Bluebell
Area Description	Livermore
Walkability Score (out of 5)	Overall: 1.6 Amenity: 1.6 Leisure: 1.9

Other Details

Building Quality B

Homeowners Association Info

Association	Yes
Dues	\$234

Payments per Year	12
Association Features	Common Area Maintenance, Exterior Maintenance, Hazard Insurance, Management Fee

Property Photos





Property History

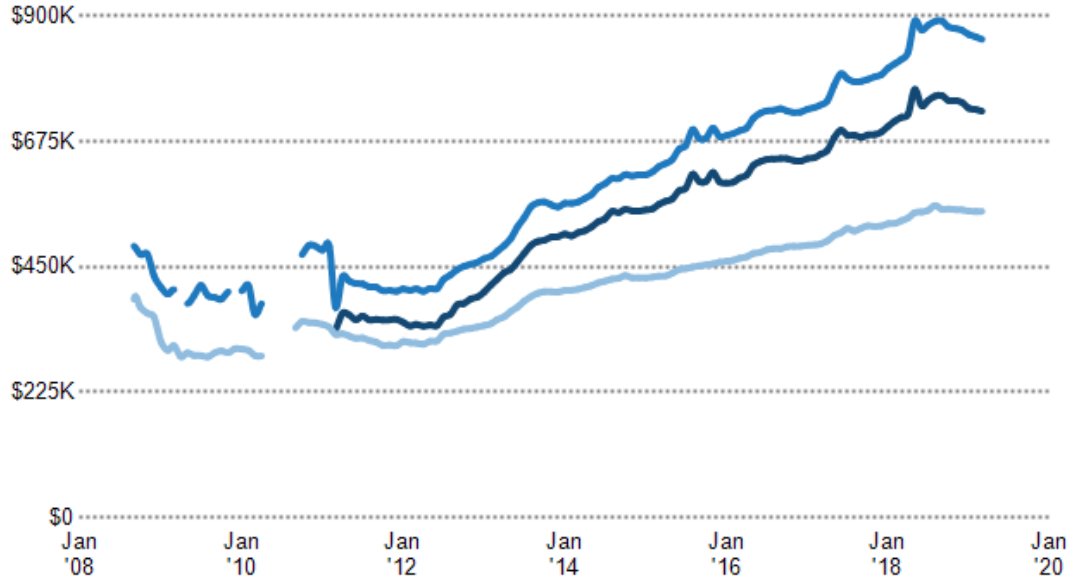
Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

- 94551
- Alameda County
- California



Sales History

Sales Date	Sales Amount	Price per sq. ft.
10/28/2016	\$599,000	\$324

Assessed Values

Date	Improvements	Land	Total	Tax
2018	\$427,686	\$183,294	\$610,980	\$7,989
2017	\$419,300	\$179,700	\$599,000	\$7,776
2016	—	\$89,609	\$89,609	\$1,205

Legal Description

APN: 99-1388-67	Tax ID: —	Zoning: —	Census Tract: 060014512.011027	Abbreviated Description: —	City/Municipality/Township: Livermore, CA 94551
------------------------	------------------	------------------	---------------------------------------	-----------------------------------	--

Deed Records

Recording Date	2/21/2017
Document Type	Intrafamily Transfer
Sales Price Code	Document states price as "0", "None", "No Consideration".
Buyer Name	RAMY LOUIS, JEANETTE CANDICE LOUIS
Buyer ID	Trustee
Seller Name	RAMY LOUIS, JEANETTE CANDICE LOUIS
Seller ID	Husband and Wife
Document #	2017046134
Contract Date	2/4/2017
Inter-family Transfer	1

Price per Bedroom of Homes Sold



This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ Comps

Median Sales Price by Square Footage



This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ Comps

Neighborhood: Housing Stats and Charts

	94551	Alameda County	California	USA
Median Estimated Home Value	\$729K	\$858K	\$549K	\$242K
Estimated Home Value 12-Month Change	+1.5%	+4.4%	+3.1%	+5.9%
Median List Price	\$730K	\$789K	\$525K	\$105K
List Price 1-Month Change	+4.3%	+3.8%	+1.2%	+5%
List Price 12-Month Change	+2.8%	+5.3%	+8.2%	+8.1%
Median Home Age	36	53	44	40
Own	73%	53%	55%	64%
Rent	27%	47%	46%	36%
\$ Value of All Buildings for which Permits Were Issued	–	\$398M	\$9.12B	\$102B
% Change in Permits for All Buildings	–	+11%	+2%	+2%
% Change in \$ Value for All Buildings	–	+21%	+18%	+7%

Median Sales Price vs. Sales Volume

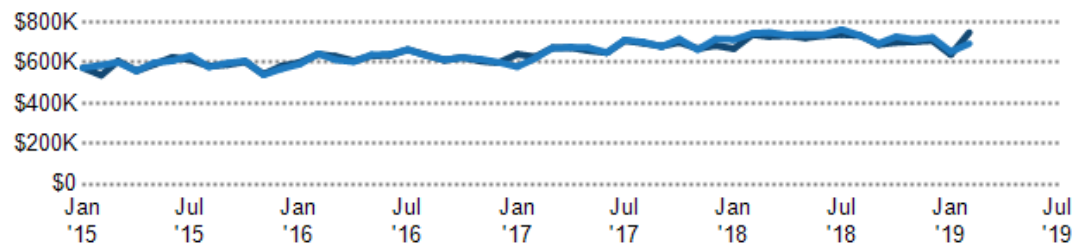
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records and listings data

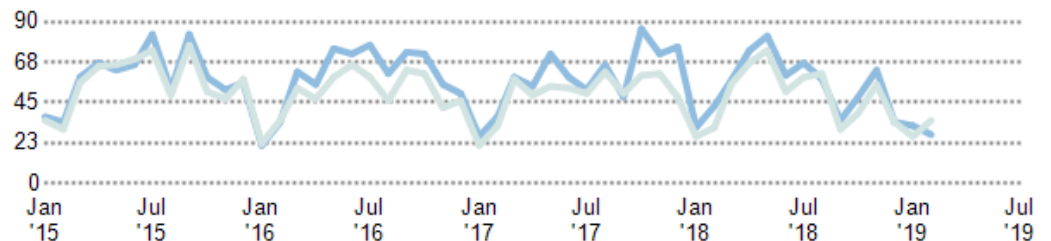
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

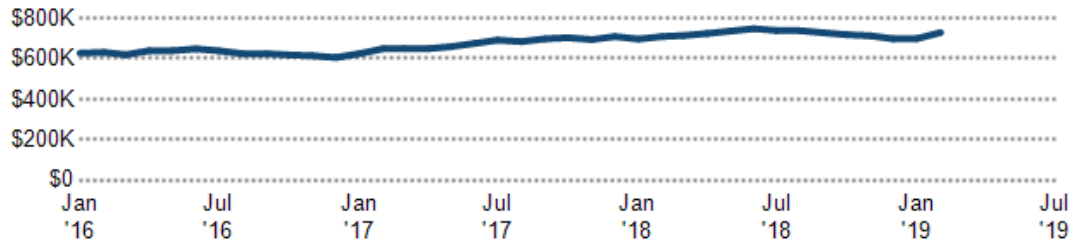
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

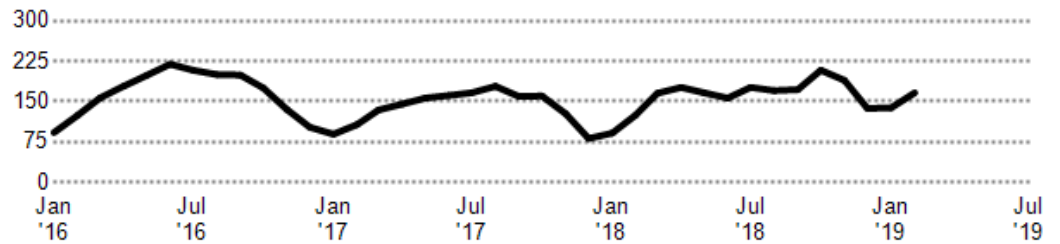
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume





The Engel Group

REAL ESTATE WITH EXPERIENCE & ENTHUSIASM

Client Testimonials



“As first-time home buyers, the process of purchasing a home can feel so daunting, especially in the California market. Nicole walked us through what we could expect and what the process entailed, patiently answered our innumerable questions, helped us write a killer offer and work through negotiations. As a result, our very first offer ever for a house was accepted! She turned a stressful experience into a positive and enjoyable one through her local expertise, knowledge of the real estate process, and amazing personality. Our family would work with her again in a hot second!”

– **Leslie Hobbs, Founder & Principal at Grace Strategy Group (BUYER CLIENT)**

When I think of how Nicole stands out from the crowd, these are the Top 3 reasons why:

1) Emotional Intelligence

People use the term "customer focused" all the time, but Nicole lives it. She was very attuned to her customers, both me and my parents, and had a clear vision of success. She understands how to connect with her customers every step of the way.

2) Deep Network

We had a lot of work and we needed a lot of help. Nicole's roster of professionals was fantastic. She delivered on every task and specialist along the way, with quality, cost and timeliness always in check.

3) Expert Marketer

The most important thing in selling a home is generating demand for your home. Nicole's marketing strategies are world class. The proof is in the pudding, in our case a great group of interested buyers in a flash -- and with great results.



Nicole is a top shelf real estate professional. If you need help finding a home or selling a home, she stands out above the rest.

– **Jay Shah, CEO, Personal Capital (SELLER & BUYER CLIENT)**