

FEATURED LISTING BY DREW & CHRISTINE



134 Hillcrest Road, San Carlos
Offered at \$1,950,000



This meticulously-crafted home has been enhanced, remodeled and remade in a modern style. Additional characteristics include flat and shallow-pitched roofs, large expanses of glass, clean unencumbered walls, and an intrinsic connection between the indoor and outdoor space. Rooms are illuminated with a combination of celestial windows featuring an expansive bay view, zoned halogen, and ultra-low-energy ambient LED lighting. Above the main level, the master en suite enjoys its own bay view balcony and a stunning walk-around shower, with no less than eight shower heads, along with a plethora of built-in organizers and closets in the main room. The rear yard is gently terraced uphill along LED illuminated walkways adorned with flowering gardens and mature oak trees. Sustainable Victory Garden planters are adjacent to the level grass play area and artistic view deck.

Johnathan and Angela-Marie,
For more information or for a private
tour, call us today at 650.508.1441.

Attention
Postmaster:
Time Sensitive
Material

PRESORTED
STANDARD
US POSTAGE
PAID
SAN DIEGO CA
PERMIT NO. 1600

MORGANHOMES.COM
"Helping People Make Good Decisions"™

THE MORGAN REPORT

Belmont Heights Market Report | February 2015

PRESENTED BY

DREW & CHRISTINE MORGAN

REALTORS® / Notary

RE/MAX Star-Carmont
CalBRE# 01124318 & 01174047

650.508.1441
info@MorganHomes.com
www.MorganHomes.com



We realize your home is one of the largest investments you will ever make. We believe keeping you informed about current market trends and values is one of the greatest services we can offer — which is why we have chosen to provide you with this monthly Real Estate Market Report. If you have any questions regarding this report or would like to discuss the value of your property, please call us at (650) 508.1441.



Presented by Drew & Christine Morgan

Your Belmont Heights Real Estate Specialists and Neighborhood REALTORS®

Prepared Especially for Johnathan and Angela-Marie Williams



A WORD FROM DREW & CHRISTINE

Our business philosophy is simple, yet fluid. It is a result of our many years of experience with people and business; therefore, it is also constantly being enhanced by our continual learning experiences. We believe that in order to do our best, we must perform at the highest level of client satisfaction and concentrate on each individual transaction. Our rewards are successful transactions, a growing client base, referrals, and personal satisfaction for a job well done. We measure our personal success in terms of providing a valuable service to our clients and being able to do a job we love to do. Our goals include a long career of helping people realize their dreams. In order to achieve this, we realize that we must provide a heightened level of service in order to distinguish ourselves from other agents. Our continued success is reliant upon future referrals, and we feel that our actions and philosophies will enable us to continue achieving these goals. Don't leave your next transaction up to chance. **Call us today at 650.508.1441.**

BELMONT HEIGHTS

BELMONT'S LOW INVENTORY HINDERING SALES TAKE ADVANTAGE OF THE SELLER'S MARKET

Belmont's home sales in 2015 are down 35% over the same period last year causing the demand in our community to remain at an all-time high with well qualified buyers looking to move in as soon as more homes become available.

These nine sales below represent all Belmont homes sold in 2015, with none in Belmont Heights. One Belmont Heights home sold in late 2014 for \$2,050,000 on Paddington Court. The mid-size 2,180 square foot home with three bedrooms and two baths drew many potential buyers with amazing views, an oversized lot, and cul-de-sac location.

If you are thinking of selling in 2015, take advantage of the low inventory to reduce your competition with other sellers and potentially net a significant increase in your final sale price. For a confidential analysis of your home's value in today's market, call us today at 650.508.1441.

| Address | Beds | Baths | Square Feet | \$/Square Foot | Lot Size | Days On Market | Original List Price | List Price | ▲ From Original List | ▲ From Sold Price | % Received | |
|-------------------------|----------|----------|--------------|----------------|--------------|----------------|---------------------|--------------------|----------------------|--------------------|-----------------|---------------|
| 1705 Hillman Avenue | 3 | 2 | 1,460 | \$889 | 10,550 | 14 | \$999,400 | \$999,400 | \$0 | \$1,298,000 | \$298,600 | 129.9% |
| 1302 Notre Dame Avenue | 4 | 2 | 1,500 | \$840 | 7,872 | 13 | \$979,000 | \$979,000 | \$0 | \$1,260,000 | \$281,000 | 128.7% |
| 1538 Winding Way | 4 | 3 | 2,953 | \$550 | 6,019 | 10 | \$1,495,000 | \$1,495,000 | \$0 | \$1,625,000 | \$130,000 | 108.7% |
| 2100 Cipriani Boulevard | 2 | 1 | 1,100 | \$909 | 7,200 | 6 | \$899,000 | \$899,000 | \$0 | \$1,000,000 | \$101,000 | 111.2% |
| 2526 Hastings Drive | 3 | 3 | 2,210 | \$633 | 3,584 | 9 | \$1,338,000 | \$1,338,000 | \$0 | \$1,400,000 | \$62,000 | 104.6% |
| 1581 Molitor Road | 3 | 2 | 1,320 | \$833 | 8,200 | 8 | \$1,080,000 | \$1,080,000 | \$0 | \$1,100,000 | \$20,000 | 101.9% |
| 5 Cliffside Court | 3 | 2 | 1,690 | \$607 | 3,570 | 16 | \$1,050,000 | \$1,050,000 | \$0 | \$1,025,000 | -\$25,000 | 97.6% |
| 2417 Coronet Boulevard | 2 | 2 | 1,110 | \$968 | 18,696 | 38 | \$1,250,000 | \$1,098,000 | -\$152,000 | \$1,075,000 | -\$175,000 | 86.0% |
| 1706 Terrace Drive | 5 | 3 | 2,000 | \$560 | 12,400 | 50 | \$1,350,000 | \$1,150,000 | -\$200,000 | \$1,120,000 | -\$230,000 | 83.0% |
| Median | 3 | 2 | 1,500 | \$833 | 7,872 | 13 | \$1,080,000 | \$1,080,000 | \$0 | \$1,120,000 | \$62,000 | 104.6% |
| Average | 3 | 2 | 1,705 | \$754 | 8,677 | 18 | \$1,160,044 | \$1,120,933 | -\$39,111 | \$1,211,444 | \$51,400 | 105.7% |

Drew & Christine Morgan, RE/MAX Star-Carlmont, and the RE/MAX Collection are not in any way affiliated with Belmont Heights Owners Association, nor is this in any way an official advertisement or publication of Belmont Heights. Data from MLS Listings as of February 17th, 2015 and represents properties listed or sold by various brokers. MLS Listings and RE/MAX do not guarantee and are not in any way responsible for its accuracy, and data maintained may not reflect all real estate activity in the market. If your property is currently listed, this is not meant as a solicitation. Each office independently owned and operated.



SUCCESS IS ALL ABOUT CHOICE, EXPLORE YOUR OPTIONS

Dear Johnathan and Angela-Marie,

You have worked hard and intelligently to get where you are today. When it comes to the sale of your home, we encourage you to use the same intellect. Explore your options, all real estate companies are not created equally. We believe in keeping ourselves in tune to your most important needs during the home selling experience. Contact us today at 650.508.1441 for a no-obligation consultation of your home.

COMMUNICATION

We are committed to staying in communication with our clients through whichever method they prefer. This ensures that they are in touch with the feedback of potential buyers and the ever-changing market at all times.

BELMONT HEIGHTS NEIGHBORHOOD SPECIALISTS

Selling a home in the Belmont Heights neighborhood for top dollar requires an agent to be knowledgeable of both the community and the many dynamics that affect the value of your home. We employ an effective marketing campaign that places our listings in front of qualified local, national, and global buyers.

NEGOTIATION EXPERTS

We have a proven track record of securing the best interests for both buyers and sellers. Our in-depth market knowledge and negotiation strategies guarantee you will receive the highest possible value for your home.

Drew & Christine Morgan are REALTORS®/NOTARY PUBLIC in Belmont, CA. with more than 20 years of experience in helping sellers and buyers in their community. They may be reached at (650) 508-1441 or emailed at info@morganhomes.com.

The information contained in the article on the left is educational and intended for informational purposes only. It does not constitute real estate, tax or legal advice, nor does it substitute for advice specific to your situation. Always consult an appropriate professional familiar with your scenario.

If you are considering selling your home, we're someone you should know. Be sure to include us in your interview process—we'll show you our proprietary EXCITE listing program, which has netted our sellers more than any other top Belmont agents.

MORGANHOMES.COM
"Helping People Make Good Decisions"™

DREW & CHRISTINE
MORGAN
REALTORS® / Notary

650.508.1441
info@MorganHomes.com
www.MorganHomes.com

WHAT OUR CLIENTS ARE SAYING...

"We used Drew and Christine to sell our house in Belmont. Drew was confident and during our first meeting it was obvious that he had a proven system down. Drew can explain exactly why he believes it should be done a certain way with the numbers to back it up. As a seller, I could tell he continuously perfects his process to provide his customers with only the best possible outcome. He draws from the many years of experience in the business to deliver perfectly. From when and how to give out the house disclosures to allow him to personally reach out to each Realtor® who may have a potential buyer. Drew had completely integrated new technologies available into his real estate business to give our house the maximum exposure. On the first open house, 80 parties came through to see the house and after 10 days, we reviewed 9 offers all over asking price. The closing process was smooth and this is where Christine makes it look effortless. Together, truly the dream team."

~ Marianne