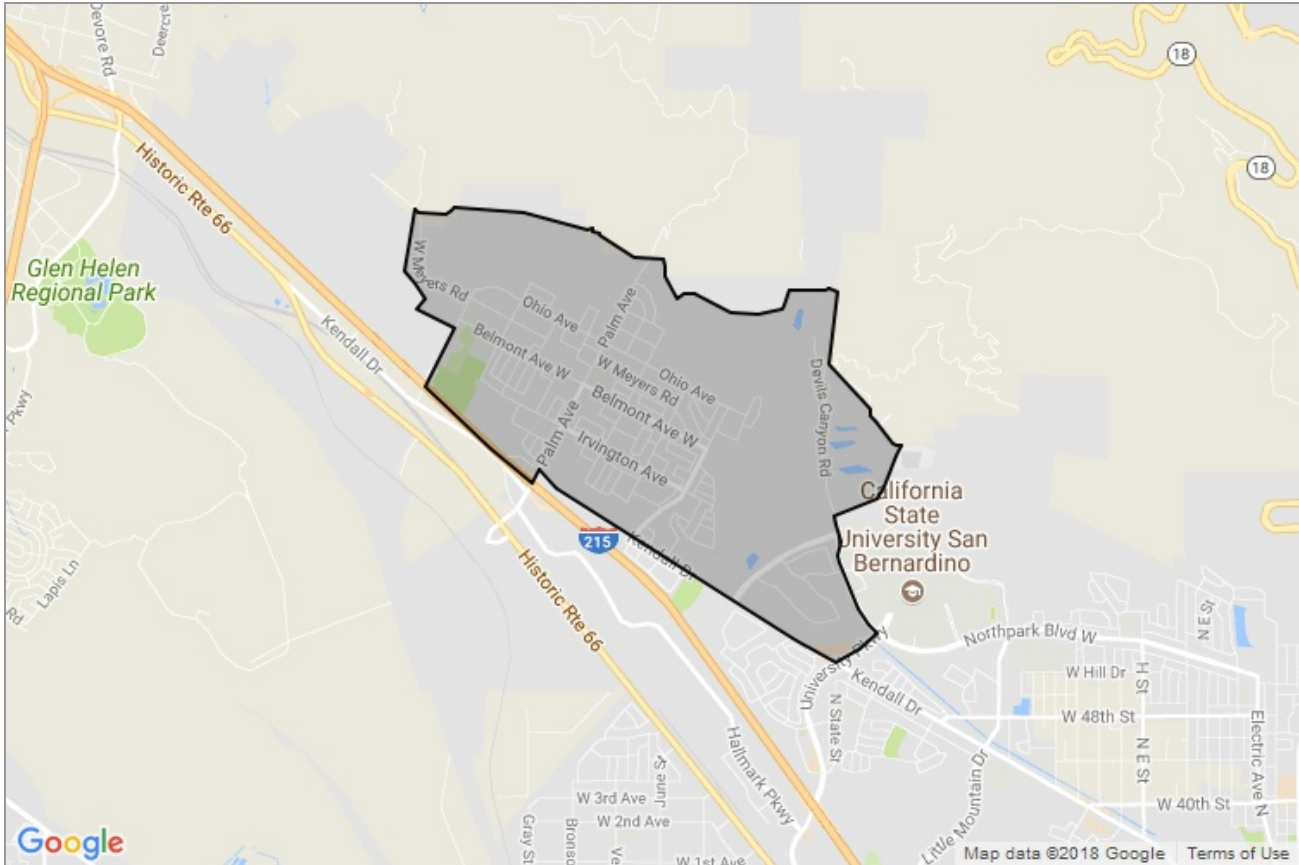




MARKET ACTIVITY REPORT

Verdemont in San Bernardino, CA



Presented by

Ken Boyd

REALTOR® | California Real Estate License: 01512242



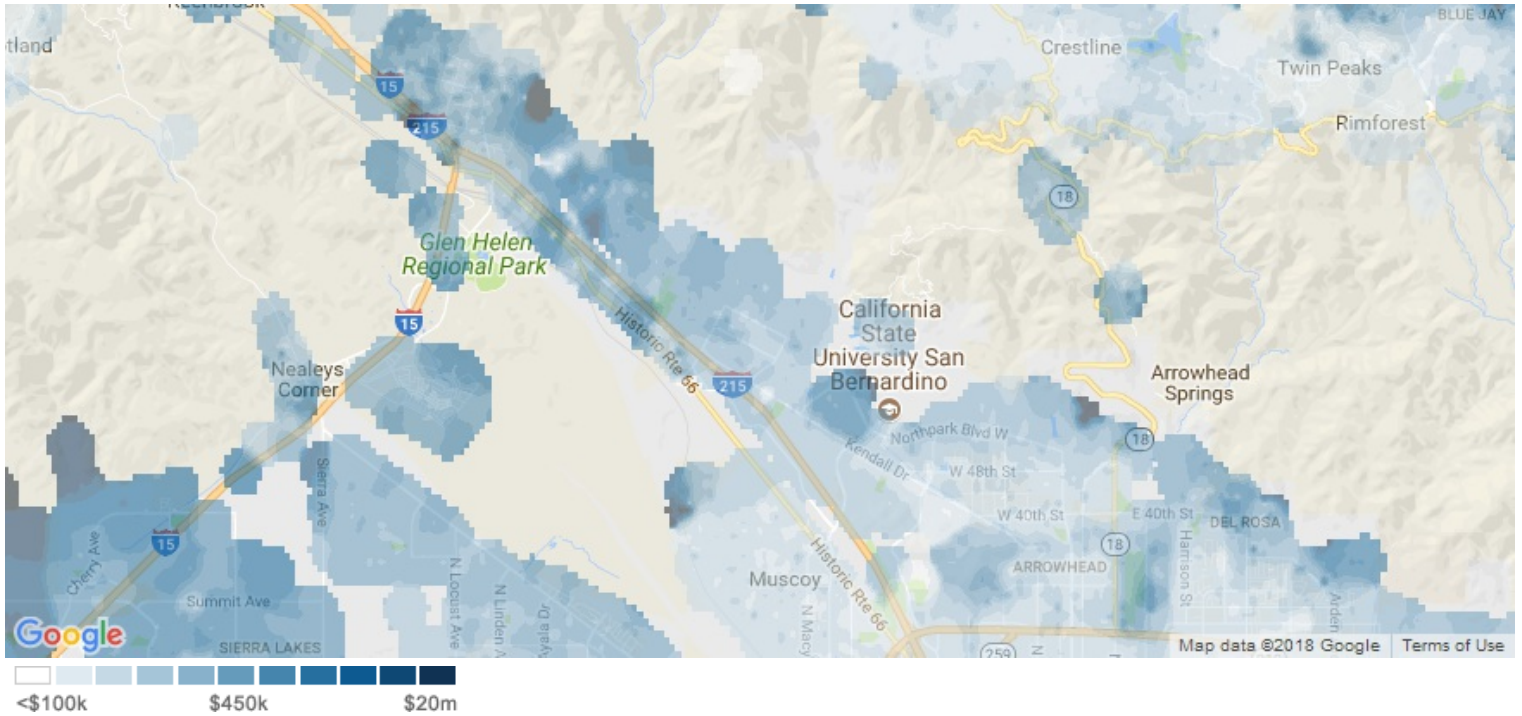
Mobile: (909) 226-2851 | Fax: (909) 348-8176

kenboydrealtor@msn.com
www.SellingSanBernardinoHomes.com

Century 21 Showcase
7835 Church Street
Highland, CA 92346

Verdemont in San Bernardino, CA

Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Market Snapshot

Compared with Last Year: April 18, 2017 vs. April 18, 2018

Median Est. Home Value

\$382K

Up 9.6%

Median Listing Price

\$390K

Up 11.4%

Median Days in RPR

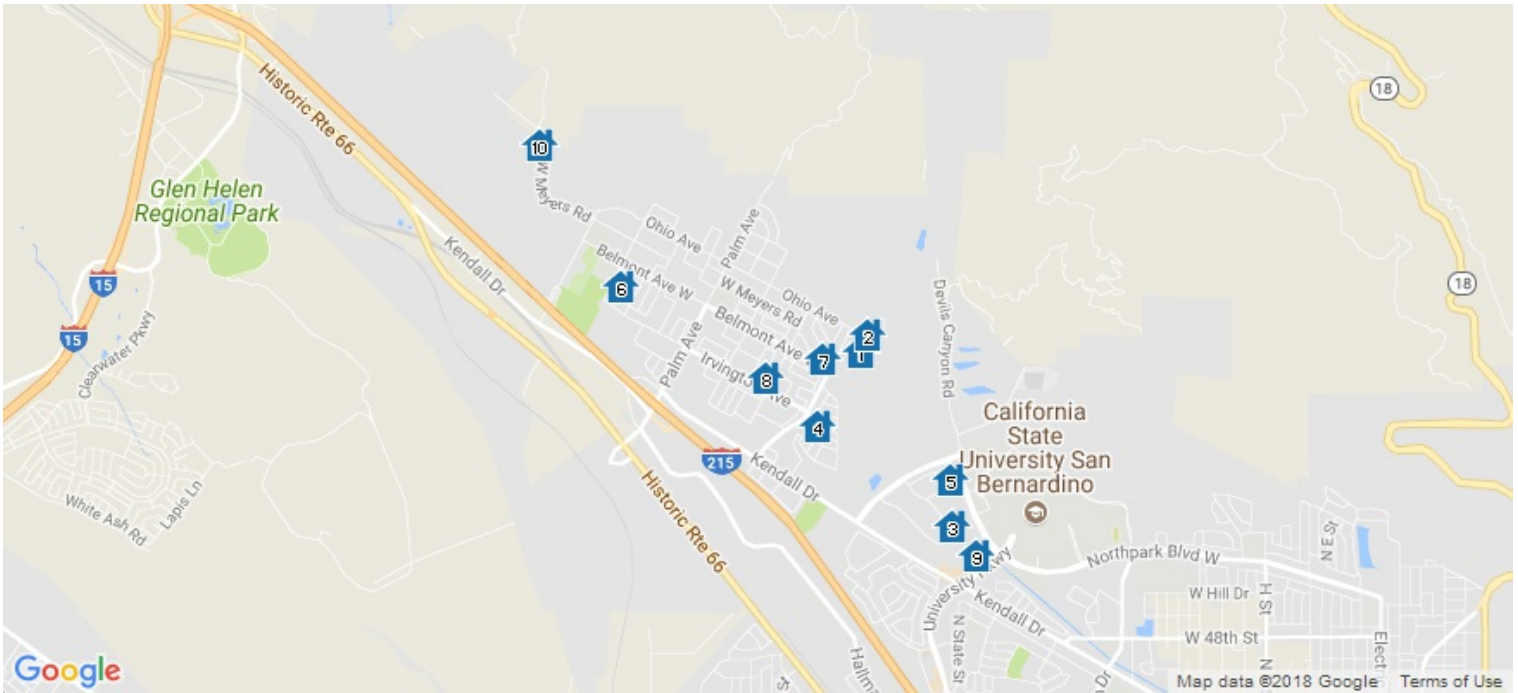
61

Down -18.7%



Sales Volume

11





Down -42.1%











New Listings: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 <p>1 FOR SALE - Active Under Contract: 3/19/2018 <i>MLS ID: EV18063935</i></p> <p>6258 N Brenda Ln</p> <p>Welcome home! From the moment you pull up, you can tell your new home in the desirable Verdemont area of North San Bernardino has been loved and cared for. From the newer exterior paint and water-wise landscaping that create fantastic curb appeal, to the beautiful views of mountains and city lights, you'll feel right at home. As you step inside, you'll immediately notice how spacious the open floor plan feels, thanks to windows that provide plenty of natural light and vaulted ceilings in both the living and dining rooms. Your bright kitchen - which can be accessed through both sides of the living room and is open to the large dining room - features a garden window, ample counter space, plenty of cabinetry, and a large pantry. Down the hall, you'll find all three bedrooms and a good sized, full guest bathroom. Your master bedroom features a large window for plenty of natural light, vaulted ceilings, oversized closet with mirror doors, and a private, full bathroom. Your private backyard - which can be accessed through the sliding glass door in the kitchen area - features a large patio slab, block walls all around, views of mountains and city lights, and a huge flat yard. Your two car garage also features a new roll-up door, direct access to the house, pull down stairs to the attic for easy storage access, storage shelving on one side, and a work bench on the other. Did I mention the one year new, energy efficient A/C?? Come see it today, you don't want to miss this one!</p> <p><i>Listing Courtesy of KEN SCOTT REAL ESTATE</i></p>	Single Family	3/2	1,314 sq ft	7,560	1987	3/19/2018	\$329,900	\$251
 <p>2 FOR SALE - Active: 3/19/2018 <i>MLS ID: CV18063057</i></p> <p>6368 N Brenda Ln</p> <p>Must see this beautiful Cal State area pool/spa home on a large corner lot and amazing foothill and city light views. This property features a backyard for summer fun and entertaining with a refreshing pool and raised spa. The full length covered patio provides ample shade for those hot summer days and the raised seating area affords awesome valley views. The entry is stunning with rich wood ceilings, tile flooring in all the high traffic areas and even wooden stair treads for easy maintenance. Newer interior & exterior paint, new carpet, family room off the kitchen with a rock fireplace leading to the backyard pool area. Formal living room and dining room for the holidays and larger gatherings, indoor laundry and even an office for the work at home professional. RV parking on the side for the toys and 5 fruit trees, pomegranate, peach, orange, lemon and avocado!</p> <p><i>Listing Courtesy of MAINSTREET, REALTORS</i></p>	Single Family	3/3	1,560 sq ft	7,990	1987	3/19/2018	\$369,900	\$237

New Listings: 10 (cont.)




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 <p>FOR SALE • <i>New, Active Under Contract: 4/4/2018</i> <i>MLS ID: CV18076478</i></p> <p>5464 N Valles Dr Single Family 4/4 3,526 sq ft 10,800 2007 4/4/2018 \$515,000 \$146</p> <p>Located in North San Bernardino's finest foothill neighborhood: University Park—quiet & family-oriented, yet walking distance to Cal State San Bernardino! Enter this 2-story turnkey into the foyer with custom tile floors. Relax in the formal living room open to the spacious dining room. Hideaway in your private downstairs home office, or use it as a 5th bedroom with nearby full bath. Continue into great room with surround sound wiring (speakers negotiable), huge island with eating room, Viking 4-burner range with griddle, granite countertops, walk-in pantry, & connected laundry room. Upstairs find 2 bedrooms with their jack-&-jill bath, bonus room, & master suite with balcony, oversized bathroom, & 2 walk-in closets. In addition find a junior suite with attached full bath & walk-in closet, perfect for multiple generations, guests, or rent to a college student for extra income! Parking galore with room for 6 on the driveway, RV parking, PLUS a 4-car attached tandem garage with epoxy flooring and room for a home gym/man cave! Have fun in the backyard with your very own basketball court, built-in playground, & room for a pool for year round enjoyment on this 10,000+ SF lot! BONUS: outdoor security cameras hooked up with monitor in attic. Solar system is personal property & is negotiable. This truly is a well-maintained, stunning, & spacious home nestled in the perfect neighborhood, just waiting for you to move in & make it your own!</p> <p><i>Listing Courtesy of REALTY ONE GROUP, INC.</i></p>								
 <p>FOR SALE • <i>New, Active: 4/7/2018</i> <i>MLS ID: IV18079540</i></p> <p>2455 James Pl Single Family 3/2 1,314 sq ft 7,590 1986 4/7/2018 \$315,000 \$240</p> <p>Beautiful single story home located on a quiet street within a cul-de-sac near University Cal State San Bernardino. This precious single story property is a perfect fit for any first time buyer. Once you walk in you will enjoy nice an open and airy floor plan. This home also features three bedrooms and a two full bathrooms with one of them located in the master bedroom. The kitchen has a gas stove, bar seating and opens to a nice size dining room and sliding door to the backyard patio area. This property is conveniently located near grocery stores, parks, a golf center, freeways and hospitals. Please see private remarks.</p> <p><i>Listing Courtesy of BARNETT REAL ESTATE</i></p>								
 <p>FOR SALE • <i>New, Active: 4/7/2018</i> <i>MLS ID: CV18079175</i></p> <p>5610 N Live Oak St Single Family 5/4 3,292 sq ft 10,861 2006 4/7/2018 \$500,000 \$152</p> <p>Spacious home features 5 bedrooms, 3.5 bathrooms, three car garage, 3292 sq. ft. & lot size of 10861 sq.ft. University Park Area - walking distance to the Cal State San Bernardino. This home features high ceiling with open formal living room & formal dining room. One bedroom downstairs with full bath. Large gourmet kitchen with double oven, center island, large pantry and butler's pantry. Large master suite with his and hers walking closet. Double sink plus vanity area. Extra rooms can rent to college student for extra income. Spectacular views of the mountains and green area. No back neighbors. No HOA. Easy access to Freeway 215 and Historic Route 66. Close to dining and shopping centers. A must see property!</p> <p><i>Listing Courtesy of RE/MAX TIME REALTY</i></p>								
 <p>FOR SALE • <i>Active Under Contract: 3/28/2018</i> <i>MLS ID: EV18068001</i></p> <p>6575 N Ryan Ln Single Family 5/4 2,914 sq ft 10,824 2005 3/28/2018 \$445,000 \$153</p> <p>Beautiful executive single story home in the North San Bernardino Cal State area. Close to the Little League Park. One owner since it was built in 2005. There is an open concept floor plan with the kitchen opening into the large family room with fireplace. Lots of storage and counter space. There is an in kitchen dining nook for casual dining as well as a formal dining room and formal living room. The master has a walk in closet and dual sink vanity. There is a finished casita. The yard is large and nicely landscaped. Plenty of room for a pool. The back yard is completely fenced with a vinyl fence and there is a covered patio. The solar system provides plenty of power. The seller will pay it off through escrow. There is also brand new heat and air conditioning.</p> <p><i>Listing Courtesy of RITA SHAW BROKER & ASSOCIATES</i></p>								

New Listings: 10 (cont.)











	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.	
	 Active: 1/25/2018 MLS ID: IV18018925	Single Family	4/3	1,708 sq ft	9,271	1988	1/25/2018	\$399,000	\$234
<p>You must see this charming, beautifully Landscaped home nestled in Verdemont Heights. Near Cal State San Bernardino. This Gorgeous 4 bedroom, 3 baths glistens with pride of ownership. Exceptional Curb appeal and landscaping. Large lot with RV access and Beautiful views of the mountains. This home features incredible upgrades thought out, and done with top of the line craftsmanship. From the wood floors to the Custom dual pain windows with Plantation shutters. This full featured kitchen has plenty of cabinet space, water filtration system, granite countertops and more than ample space to work in. This property features a full bath and huge bedroom with walk in closet down stairs. The master bedroom has a sliding door that leads to the balcony that was recently re-done with composite materials (it is amazing) Speaking of amazing the custom made gazebo with spa. It's a true entertainer's delight. or a great place to retreat after a long days work</p> <p style="text-align: right;"><i>Listing Courtesy of OMEGA REALTY</i></p>									
	 Active: 2/23/2018 MLS ID: IV18042899	Single Family	4/3	1,700 sq ft	8,750	1980	2/23/2018	\$359,900	\$212
<p>Open & Airy Turn Key home located in the highly desirable neighborhood of Verdemont in San Bernardino! This home features NEW Kitchen cabinets, NEW Quartz countertops, NEW Bathroom remodels, NEW Flooring throughout, NEW doors, and NEW paint inside and out. It Boasts 4 bedrooms, 3 bathrooms, open concept kitchen and living room, & a large backyard for privacy. Do not miss this opportunity!</p> <p style="text-align: right;"><i>Listing Courtesy of MONACO REALTY</i></p>									
	 Active: 2/5/2018 MLS ID: IV18027868	Single Family	4/3	2,793 sq ft	11,598	2012	2/5/2018	\$599,900	\$215
<p>Views, Views, Views... Location, Location, Location... San Bernardino Executive Pool Home With Panoramic Views Of The Mountains Located At The End Of A Cul-D-Sac On A Very Quite Street, The Owners Spared No Expense With All The Upgrades Throughout, Starting With The Front Curb Appeal And Park Like Setting, Through The Front Custom Wrought Iron Entry Gate Features An Open Floor Plan Made For Entertaining And Conversing With Family, With Tile Flooring Throughout, Custom Paint And Base Boards, And Beautiful Ceiling Fans, 2 Bedrooms And Full Bath Located On One Side And The Master Bedroom And Additional Bedroom On The Other Side, All The Bedrooms Are Good Sized With Walk In Closets, A Large Custom Heated Closet In The Master Bath, Indoor Laundry With Storage Closet, The Main Area With A Kitchen Any Chief Would Be Proud To Call Their Own And While Your Cooking And Relaxing You Will Be Enjoying The Large Family Room , With Surround Sound Speakers And Cozy Warm Fireplace, With Panoramic Views From All The Back Windows. The Resort Like Backyard Features A Sparkling Blue Solar Heated Lap Pool With Separate Spa, Built In Bar-B-Q, Patio With Ceiling Fan, Also This Home Has Solar Energy Already In Place For You To Save Big. A 3 Car Garage And Rv Parking For A Large Rv With Full Hookups, 10x12 Custom Built Shed, Security System And Cameras Monitored 24/7. Many Upgrades Haven't Mentioned, Close To Schools, Churches, Shopping, And Parks. This Is A Must See, Don't Let This One Pass You Up.</p> <p style="text-align: right;"><i>Listing Courtesy of CENTURY 21 SHOWCASE</i></p>									
	 Active: 1/31/2018 MLS ID: EV18026134	Single Family	4/3	2,236 sq ft	43,560	2005	1/31/2018	\$529,900	\$237
<p>Turn Key ranch style home built in 2005 on an acre lot. This home offers 4 bedrooms which all boast spacious closets, and 2 1/2 baths with a bonus room/office off of the garage. Fresh new paint throughout. Large open kitchen offers recessed lighting, tile countertops, stainless steel appliances, plenty of room for a large island and dining table. Cozy fireplace in spacious family room. Beautiful large glass doors that open up to the covered alumawood patio from the open concept kitchen/dining/family room area. Acre lot features Rv parking and plenty of room for gardening or toys! Enjoy the feeling of being on top of the world with city light views.</p> <p style="text-align: right;"><i>Listing Courtesy of CENTURY 21 LOIS LAUER REALTY</i></p>									





Pending Listings: 9

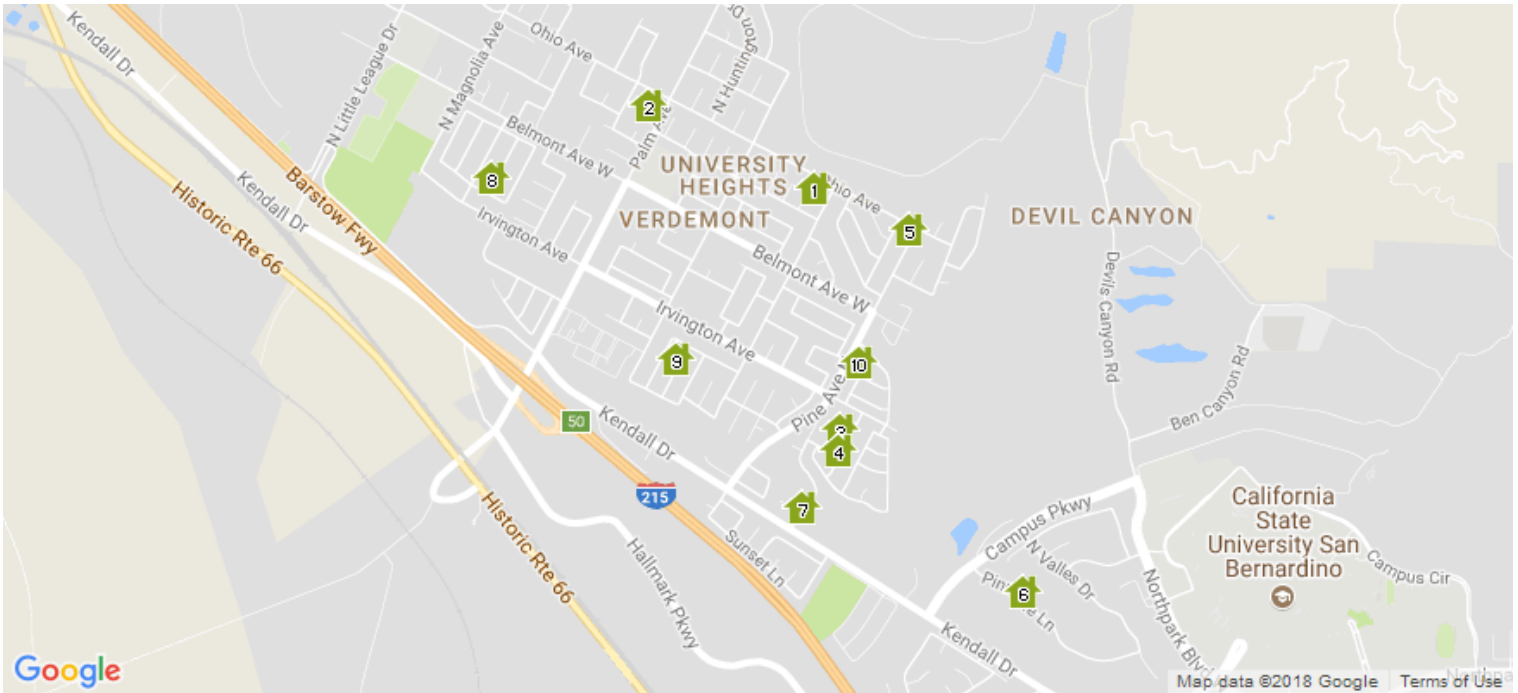
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 <p>1 PENDING • Pending as of 4/17/2018 <i>MLS ID: CV18054239</i></p> <p>5807 Christopher St</p> <p>Single Family 4/2 1,413 sq ft 7,005 3/4/2018 \$345,999 4/17/2018 \$245</p> <p>This beautiful 1,431 sq ft single story home has 4 bedrooms, 2 bathrooms and an attached 2 car garage. This newly renovated single family home is located in the University Heights community and has an amazing view of the hills and mountains. Upon entry you view the beautiful new grey tones laminate flooring and enter the warm family room that is highlighted with a cozy fireplace. Next is the updated, remodeled kitchen that features grey quartz counter tops, renovated cabinets with brushed nickel hardware, new stainless steel appliances, new tile flooring, new recessed lighting and fixtures. A sliding glass door leads to the backyard from the dining area. Down the hall leads to 3 bedrooms with new carpeting and a remodeled full bathroom. The 4th bedroom is the Master which has "cubby cutouts" for plants/decor around the top of the walls, new carpet, an attached remodeled bathroom. Another sliding glass door that leads to the backyard. Additional home features: large backyard with patio and Gazebo, newly painted interior/exterior. A/C unit 2 years old. Please note: listing agent is related to the seller.</p> <p><i>Listing Courtesy of ABOVE ALL REAL ESTATE</i></p>								
 <p>2 PENDING • Pending as of 3/1/2018 <i>MLS ID: PW18044392</i></p> <p>6637 Churchill St</p> <p>Single Family 4/2 1,388 sq ft 7,410 2/26/2018 \$339,900 3/1/2018 \$245</p> <p>Charming single story home perfect for first time home buyers or investors in lovely neighborhood. Property has 4 bedrooms, 2 baths, new carpet, new tile, new paint and dishwasher. Property has large fenced in rear yard and potential for RV parking. Property is centrally located to Cal State San Bemardino.</p> <p><i>Listing Courtesy of RAVI RAMANATHAN, BROKER</i></p>								
 <p>3 PENDING • Pending as of 3/5/2018 <i>MLS ID: CV18026117</i></p> <p>6392 Ashley Ct</p> <p>Single Family 4/3 2,679 sq ft 15,744 2/1/2018 \$445,900 3/5/2018 \$166</p> <p>Price REDUCED for quick sale !! TURNKEY***TURNKEY***THIS IS A 4 BEDROOM 3 BATH HOME WITH AN OVERSIZED GARAGE IN A CUL DE SAC LOCATION.DINING AREA. GRANITE KITCHEN COUNTER TOPS. TILE AND HARDWOOD FLOORS AND JACCUZI TUB IN MASTER BEDROOM . UPGRADED MASTER BATH WITH HIS AND HER SINKS AND SEPARATE TILE SHOWER. JACK AND JILL BEDROOM AND BATH. SOLD IN "AS-IS" CONDITION. SQUARE FOOTAGE NOT TAPED BUYERS TO VERIF</p> <p><i>Listing Courtesy of RE/MAX TIME REALTY</i></p>								

Pending Listings: 9 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.	
	 Pending as of 4/10/2018 <i>MLS ID: WS18059950</i>	Single Family	3/2	1,320 sq ft	7,500	3/22/2018	\$349,900	4/10/2018	\$265
<p>This property is conveniently located to Devil Canyon and Cal State San Bernardino, featuring a lush backyard that offers stunning views of the San Bernardino Mountains, the perfect landscape for a potential pool. Upon entering you will discover a cozy fireplace surrounded by freshly painted walls. The open kitchen allows for great mobility and offers considerable storage space. Not only is it practical, but the quartz counter tops and stainless steel appliances present a stylistic touch worth noting. This home boasts a large dining area as well, making it the optimum environment for any host or socialite. From the new windows to the chic lighting fixtures, the combination of detail and simplicity in this residence is what converts it seamlessly from a house to a home.</p> <p><i>Listing Courtesy of MAXIM PROPERTIES</i></p>									
	 Pending as of 3/11/2018 <i>MLS ID: CV18049673</i>	Single Family	5/4	2,747 sq ft	11,499	3/3/2018	\$450,000	3/11/2018	\$164
<p>Completely upgraded Paraiso Estates Home nestled at the base of the San Bernardino mountains in the prestigious Verdemont area. This Single Story home has features a total of 5 bedrooms, 1 office, 4 baths, including the casita (Separate Bedroom and Bath), huge family living room. Oversized kitchen with maple cabinets, granite counter tops with large Island, custom slate flooring, Surround sound, ceiling fans in all bedrooms, 9' ceilings. Master bath features large tub with tiled shower featuring rain glass enclosure, with His and Hers closets. Front and rear Yard Landscaping completed. Low Tax Rate, No Association, convenient location within close proximity to CSUSB as well as the 215, 210 and 15 freeways. Solar Panels will be paid off with sale.</p> <p><i>Listing Courtesy of PURPLEBRICKS REALTY, INC.</i></p>									
	 Pending as of 3/29/2018 <i>MLS ID: IV18028966</i>	Single Family	5/3	2,953 sq ft	11,853	2/6/2018	\$465,000	3/29/2018	\$157
<p>TURNKEY UNIVERSITY PARK SINGLE STORY home in San Bernardino, close to CSUSB. Be welcomed by the front porch with sitting area and enclosed front porch for more added privacy. Upon entry, you are greeted by a formal entry, grand dining room/living room combo that demonstrates the open floor concept that all buyers are after. Off this large room, you will find french doors leading to a 200sf permitted enclosed patio, equipped with ceiling fans, windows, and lighting. And if you want a little more of the elements, just off the enclosed patio, is another screened open lattice patio, with natural gas bbq and seating area. From these patios, you can overlook the custom landscape that gives this yard and outdoor space a tropical feel. Back inside the home you will find 4 bedrooms and 3 bathrooms. Rooms are all good size. The master bedroom and bath are grand and come with an over-sized walk in closet. The home features crown molding and wood flooring, giving it that custom luxurious feel. The kitchen is the room to see, with amazing cabinetry and gorgeous granite counter-tops. The kitchen features all stainless GE Profile appliances, double oven, 5 burner stove, and side by side refrigerator with ice maker. All appliances including the refrigerator are included in the sale. Home is powered by solar energy and lease amount is only \$116/month with low or no bill from Edison. Also included in the sale, are close to new Samsung washer and dryer. This home has it all!</p> <p><i>Listing Courtesy of SIMPLE REAL ESTATE GROUP</i></p>									
	 Pending as of 3/18/2018 <i>MLS ID: IV18011785</i>	Single Family	4/2	1,413 sq ft	7,005	1/12/2018	\$330,000	3/18/2018	\$234
<p>MODIFIED 3/4/2018!!!!!!!!SEE AGENT REMARKS!!!!!! RV PARKING!!!! AND 4 BEDROOMS A RARE FIND THESE DAYS!!!!... NEWER PAINT THROUGHOUT OUT THIS LARGE UPGRADED HOME WITH NEW KITCHEN GRANITE COUNTER TOPS ... NEVER WINDOWS THROUGHOUT HOME ALONG WITH EASY GLIDE SLIDER DOOR NEWER FLOORING!!! FORTH BEDROOM CAN EASILY BE CONVERTED TO HOME OFFICE OR FAMILY ROOM ...SO CLOSE TO EVERY THING ...FREEWAY..SHOPPING CAL STATE SAN BERNARDINO ..SHOPPING AND OF COARSE THE NEW LA FITNESS GYM.. VERDEMONT AREA IS THE BEST KEPT SECRET IN SAN BERNARDINO A TRUE GEM.. MUST SEE WONT LAST..</p> <p><i>Listing Courtesy of MAKEIT HAPPEN REALTY</i></p>									
	 Pending as of 3/10/2018 <i>MLS ID: PW18023963</i>	Single Family	3/2	1,287 sq ft	7,150	1/31/2018	\$325,000	3/10/2018	\$253
<p>IT IS A BEAUTIFUL HOUSE LOCATED IN A NICE NEIGHBORHOOD, CLOSE TO STORES, FREEWAY</p> <p><i>Listing Courtesy of ENRIQUE MORAN, BROKER</i></p>									

Pending Listings: 9 (cont.)






	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 <div style="display: flex; align-items: center;">  <div style="background-color: #004a87; color: white; padding: 2px 5px; font-weight: bold;">PENDING</div> <div style="margin-left: 10px;"> <i>Pending as of 3/20/2018</i> </div> <div style="margin-left: 10px;"> <i>MLS ID: EV17198260</i> </div> </div> <p>2564 Kendall Dr</p> <p>Single Family 3/2 1,800 sq ft 67,200 8/25/2017 \$549,000 3/20/2018 \$305</p> <p>Talk about the view! Panoramic view atop of this 1.54 acre parcel. Huge value in land which is located in the RU district. RU (Residential Urban) district allows for 8 units per net acre. Great location to build an additional 8-11 income properties for the growing California State University SB (CSUSB) population. Great for lot for future development of multi family units, duplexes, small mobile home park and small lot subdivisions as planned development. Currently has one 1800 square foot home with 3 bedrooms and 2 bathrooms. Tile flooring and spacious bedrooms with a modern kitchen. House sits in the rear and on top of the hill with an incredible view of the mountains and city. Kitchen recently updated.</p> <p style="text-align: right;"><i>Listing Courtesy of PONCE & PONCE REALTY</i></p>								






Recently Sold: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 <p>1 RECENTLY SOLD • Sold Date: 4/11/2018, MLS Listing EV18007963: 1/9/2018 MLS ID: EV18007963</p> <p>2336 Redwood Ct</p> <p>Single Family 5/3 3,167 sq ft 16,186 2014 4/11/2018 \$480,000 \$152</p> <p>WELCOME HOME! This New Community is SOLD OUT! NO HOA AND NO MELLO-ROOS! This Amazing Turn Key 3,167 sq.ft. Home Has 5 Bedrooms, 3 Bathrooms And A Large Garage. It Sports A Huge 16,186 sq.ft. Lot For Endless Opportunities! Built in 2014, This Home Looks Amazing Inside and Out! There are 2 Bedrooms On The Main Floor and 3 On The Second. Entering The Home You Are Greeted with Formal Living and Dining Areas. The Large Living Room Has A Fire Place To Cozy Up With In The Winter. The Kitchen Is Perfect For Those Who Love To Cook And Entertain! It has a Butler's Station, As Well As A Beautiful Island With Granite Counter Tops And A Large Sink. Upstairs You Walk Into A Second Family Room That Has Access To The Balcony To Enjoy The Amazing Views! You Will Also Find A Large Laundry Room and A Jack And Jill Bathroom For 2 Of The 3 Upstairs Bedrooms! The Upstairs Master Bathroom Includes His And Hers Vanity Cabinets With A Large tub In Between And A Large Window, It Also Has A separate Shower! It Is Close To Shopping Centers, Freeway Access, A Walking Trail, And California State University San Bernardino! Your Buyers Will Love This Home! It Is A Must See! (Note: This Is A Newer Area So Google Maps Directions Do Not Work. Take Kendal, Right On Pine, Right On Redwood St.) (Note If Coming From The Palm Exit On The 215 It Will Be A Left On Pine From Kendal)</p> <p><i>Courtesy of PONCE & PONCE REALTY</i></p>								
 <p>2 RECENTLY SOLD • Sold Date: 2/20/2018, MLS Listing IV17262206: 11/20/2017 MLS ID: IV17262206</p> <p>2956 Briarwood Dr</p> <p>Single Family 4/3 2,319 sq ft 10,800 1994 2/20/2018 \$427,500 \$184</p> <p>WELCOME to 2956 Briarwood Drive located in the desirable neighborhood of Verdemont Heights. This home is located at the base of the San Bernardino mountains. Features a total of 4 bedrooms and 3 full bathrooms! One bedroom and one bathroom downstairs! Nearly 2,350 square feet of living space, large lot, inground pool and jacuzzi, gas firepit. This home has plenty of windows & natural Light and a full house fan. Schools, Parks, Hiking Trails, & Mountain Views. Please call to schedule an appointment.</p> <p><i>Courtesy of DYNASTY REAL ESTATE</i></p>								

Recently Sold: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	3 RECENTLY SOLD 2474 Cheryle Ct Single Family	3/2	1,314 sq ft	7,590	1986	3/29/2018	\$340,000	\$259
<p><i>Sold Date: 3/29/2018, MLS Listing IV18040706: 2/26/2018 MLS ID: IV18040706</i></p> <p>Whoa Whoa Whoa!! Stop The Car!! Did we just find a house that we can call HOME?! Yes you did!! Here is a spectacular home in the Verdemont Area of San Bernardino. This area is truly a gem with breathtaking mountain views and a peaceful setting. Just off the 215 Freeway at the Palm exit. This makes a great home for easy on easy off the freeway and close to the 15 Freeway if you need to commute for work. The home is tastefully updated with pride from the current owners. When you walk in the front door the spacious floor plan welcomes you into the front Living Room with newer flooring and flows directly into the Dining Area which is open to the Kitchen. Kitchen has concrete and quartz counter tops with an Island. Kitchen and Dining Area have plenty of windows and a slider to the backyard. Backyard is spacious with a covered patio. Perfect for your family, furry friends or just to sit back and relax. Lot is large enough to pull your toys through the side yard. Now, lets go back inside. Home has central air and heating. Features 3 bedrooms including a Master Bedroom and Master Bathroom. Each room is spacious. Second Bathroom is tastefully updated and located in the Hallway which is perfect for guests. The modern color scheme is warm and inviting :). Laundry Room is in the garage. Home is located on a Cul-De-Sac for privacy and great if you have children. Please contact us for a private showing and hope to see you in Escrow!! :)</p> <p><i>Courtesy of CENTURY 21 LOIS LAUER REALTY</i></p>								
	4 RECENTLY SOLD 2504 Washington St Single Family	3/2	1,234 sq ft	7,700	1985	4/3/2018	\$310,000	\$251
<p><i>Sold Date: 4/3/2018, MLS Listing IV18020892: 2/5/2018 MLS ID: IV18020892</i></p> <p>Nice corner lot home. Fireplace in Living Room. Alarm system, stove, refrigerator, washer and dryer stay. Master bedroom has two closets. Tiled entry and kitchen. Breakfast nook, plus dining area in Living Room. Large backyard with block wall fencing. Automatic sprinklers front and rear.</p> <p><i>Courtesy of CENTURY 21 LOIS LAUER REALTY</i></p>								
	5 RECENTLY SOLD 6394 Pine Ave Single Family	4/3	2,022 sq ft	9,077	1988	3/16/2018	\$330,000	\$163
<p><i>Sold Date: 3/16/2018, MLS Listing IG18021860: 1/29/2018 MLS ID: IG18021860</i></p> <p>Single Family detached house ready to be a home again! This house features 4 bedrooms, 3 full bathrooms including the en suite bath on master bedroom. Fireplace in family room with kitchen adjacent. Large yard is ready for a pool and custom landscaping. Deck off master has views of hills over Ohio Ave! Excellent views out the front of the home as well, see photos!</p> <p><i>Courtesy of AEGIS REALTY</i></p>								
	6 RECENTLY SOLD 5575 N Pinnacle Ln Single Family	4/3	2,793 sq ft	12,578	2013	3/21/2018	\$471,250	\$169
<p><i>Sold Date: 3/21/2018, MLS Listing IV18033276: 2/11/2018 MLS ID: IV18033276</i></p> <p>This Single Story, 4 Bedroom 3 Bath View home is located on a ridge with unobstructed views of Mountains- watch paragliders make landing approaches near the California State University, or sit back and watch the glittering lights of the pass. Single sided street with parking for entertaining, as well as expanded driveway, and 3 car garage for room for toys. Original Owner, and Upgraded through out. Built ins, Whole house fan, Kitchen Cabinets as well as upgraded kitchen appliances. The whole house fan helps cool off the home in a hurry at night, helping to put less wear on the HVAC system (and electricity bill), water softener, tiered front lawn for low maintenance, Upgraded breezeway door allows privacy while allowing the night air to flow through the home's front door. Gaze at the views from the extra concrete pad entertaining space in the rear, or from your perch next to the fireplace gazing out along the wall of glass that faces towards the hills of the San Bernardino Mountains and the Cajon Pass, or enjoy a formal dining experience in the adjacent dining room, or convert it to a den and take advantage of the over sized kitchen dining space- Large bedrooms, with walk in closets. Laundry Room with extra storage for linens or seasonal storage. A Master Bedroom with sliding door out to the backyard view space, and its own wall of glass to view the hills. A master bathroom with dual sinks, separate soaking tub & shower and walk in closet. Upgraded with care.</p> <p><i>Courtesy of PURPLEBRICKS REALTY INC.</i></p>								
	7 RECENTLY SOLD 2649 Twain Dr, Apt 1 Condominium	3/2	1,045 sq ft	999	1984	3/16/2018	\$190,000	\$182
<p><i>Sold Date: 3/16/2018, MLS Listing EV18038266: 2/17/2018 MLS ID: EV18038266</i></p> <p>Single story down stairs condo features new kitchen cabinets with granite counter tops, new paint, recessed lighting, new ceiling fan, new sliding door, remodeled bathrooms and much more.....</p> <p><i>Courtesy of REALTY ONE GROUP TRILOGY</i></p>								

Recently Sold: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 <p>8 RECENTLY SOLD • Sold Date: 3/20/2018, MLS Listing WS17274156: 1/12/2018 MLS ID: WS17274156</p> <p>6484 N Caleb Ln Single Family 5/5 2,793 sq ft 10,801 2006 3/20/2018 \$465,000 \$166</p> <p>Incredible POOL home in San Bernardino. Enter into this open concept oasis- to your left and right, there are two side areas with rich laminate wood flooring that seamlessly opens to a generously sized living area that AND kitchen. Kitchen is complete with wood cabinets, designer quartz counter tops, stainless steel appliances, and has plenty of cabinets for all of your storage needs. The bathrooms are renovated with new vanities and accent light fixtures & mirrors. The marble faced fireplace is perfect for those chilly nights! The master suite has it all, including a walk-in closet & master bathroom with two sink vanities, a shower surround, and luxury tub! Exit onto the back patio finished with level concrete slab AND private pool perfect for entertaining, while the desert landscaping allows for low maintenance. This home features a two car garage, a storage unit in the backyard, and so much more! Donât miss out on this opportunity, and come see this home today.</p> <p><i>Courtesy of MAXIM PROPERTIES</i></p>								
 <p>9 RECENTLY SOLD • Sold Date: 2/22/2018, MLS Listing OC18007262: 1/15/2018 MLS ID: OC18007262</p> <p>6108 Lori Ln Single Family 4/3 1,992 sq ft 7,225 2004 2/22/2018 \$405,000 \$203</p> <p>You do not want to miss this beautiful single story home in one of the most desirable neighborhoods in San Bernardino. This 4-bedroom home features an open floor plan and 3 baths. The open concept is perfect for entertaining. The large kitchen island and eat in kitchen area are perfect for casual dining and are open to the family room. The kitchen has been recently updated with Granite countertops and a subway tile backsplash. For more formal events, the formal dining and living area offer ample space. The flooring features ceramic tile and wood laminate in the high traffic areas and carpet in the bedrooms. Outside features Water Wise landscaping and an Alumawood patio cover. Walking distance to schools, parks and community walking trails, close to freeway access and shopping with views of our San Bernardino Mountains, this home is a must see.</p> <p><i>Courtesy of TARBELL, REALTORS</i></p>								
 <p>10 RECENTLY SOLD • Sold Date: 2/15/2018, MLS Listing EV17242699: 10/23/2017 MLS ID: EV17242699</p> <p>6078 Maclay St Single Family 3/3 1,560 sq ft 7,280 1986 2/15/2018 \$322,250 \$207</p> <p>Great Area of North San Bernardino" Verdemont Heights" 2 Story- 3 bedrooms upstairs, with dual sliding closet doors. 3 bathrooms, 2 full bathrooms up stairs and a guest bathroom down stairs. Master Bathroom has a closet in it. Laundry room is inside downstairs with upper linen cabinets, Big Combo Living room dining room area. Sitting area around front window. Family room with decorative rock designed fire place with mantel. Sliding glass doors at rear of home. Kitchen has butcher block counter tops, with lots of cabinet space. New carpet, and new garage door, Granite counter top on cabinet in bathroom, Vaulted ceiling , lots of light through high windows. The owner bought a bigger lot when lot was purchased, it is an extra large backyard, property profile says 7280, Lot is bigger than this. Close to Freeway access 215, 15, and 210. SB State University very close by. Close to shopping.</p> <p><i>Courtesy of CENTURY 21 TOWN & COUNTRY</i></p>								