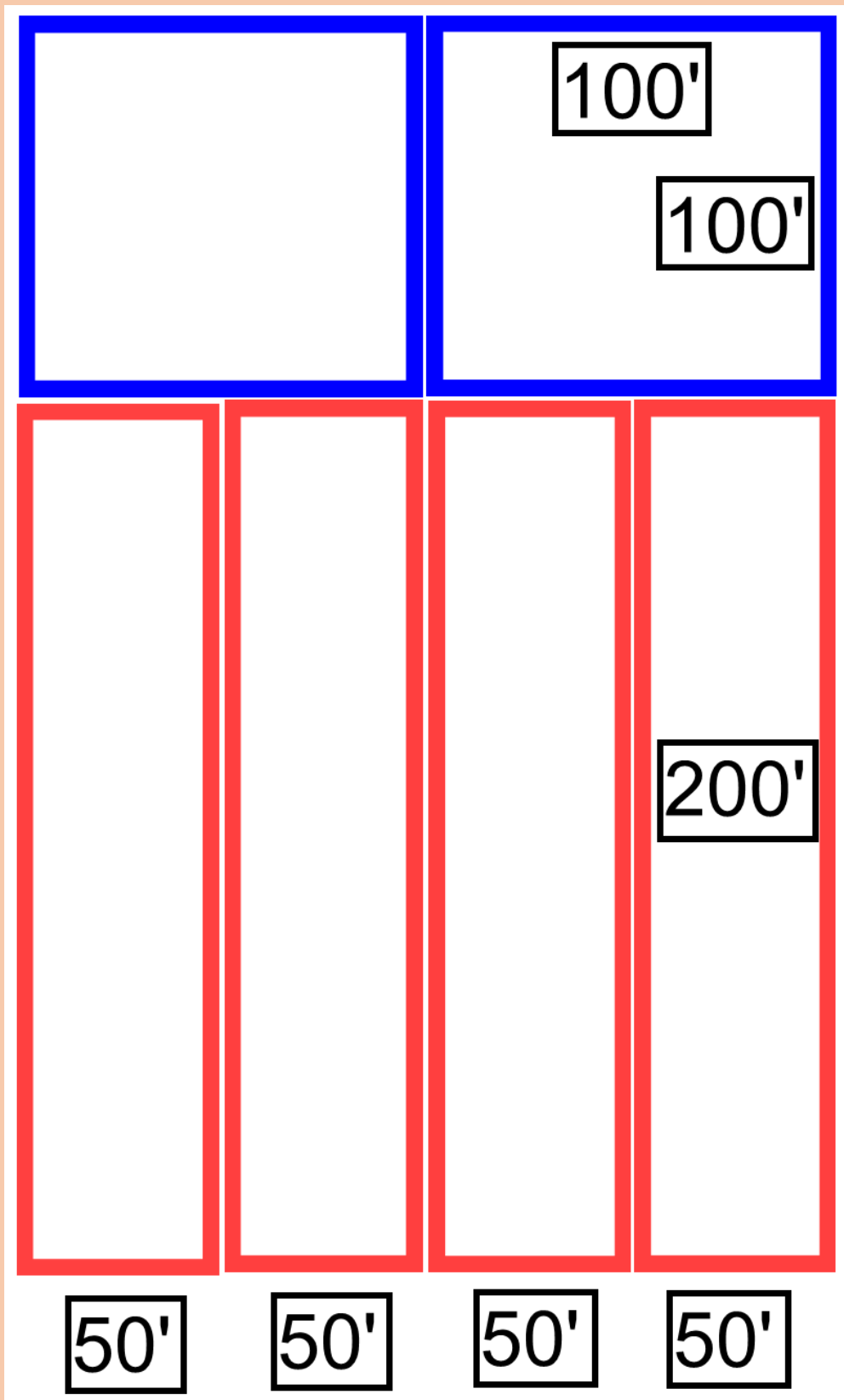
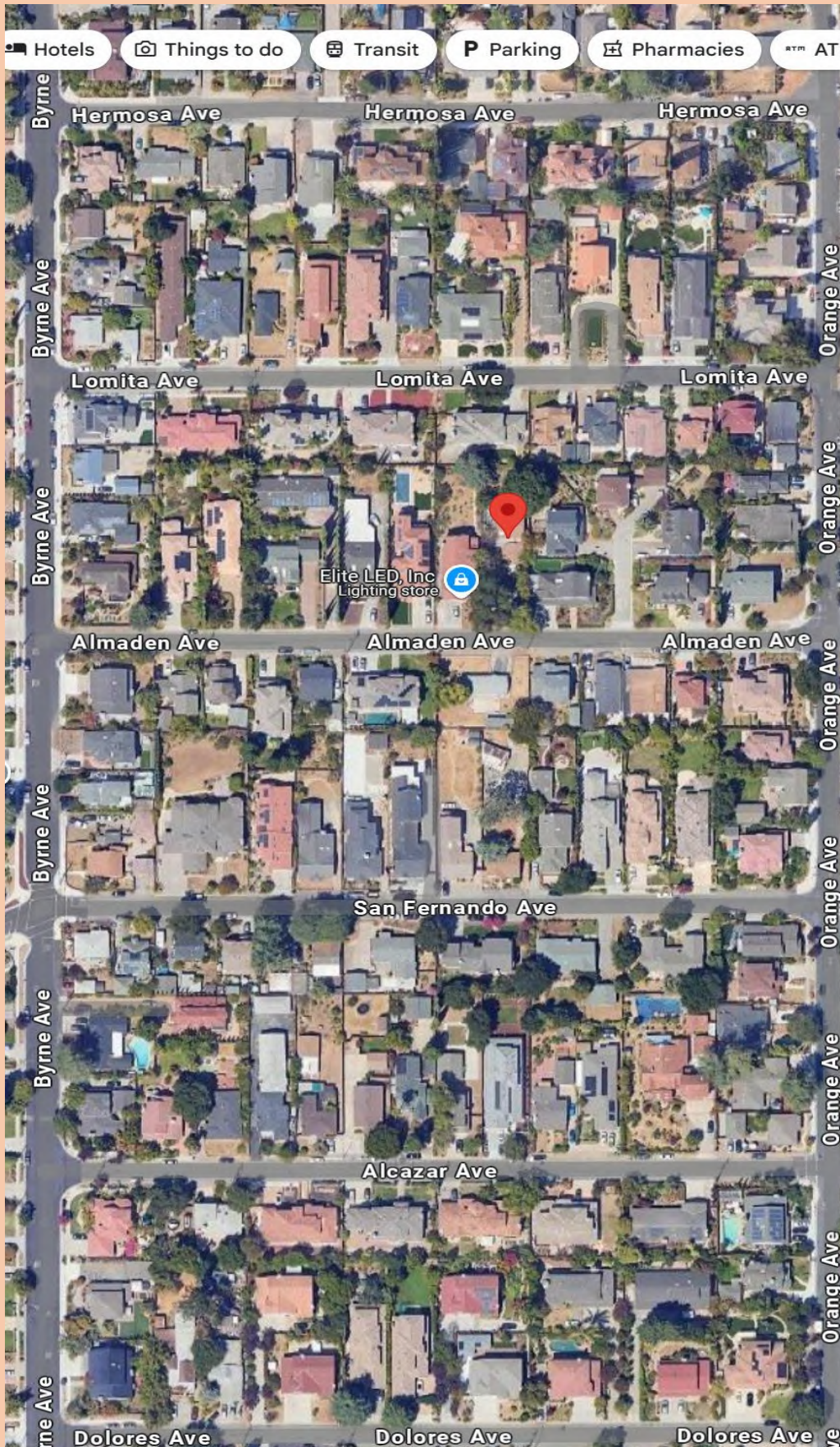


Our area has an interesting block pattern of parcels.

Half the lots are long and skinny. Half the lots are as twice as wide and half as deep. For now we are going to examine 50' x 200' properties only.



## Our Neighbourhood.

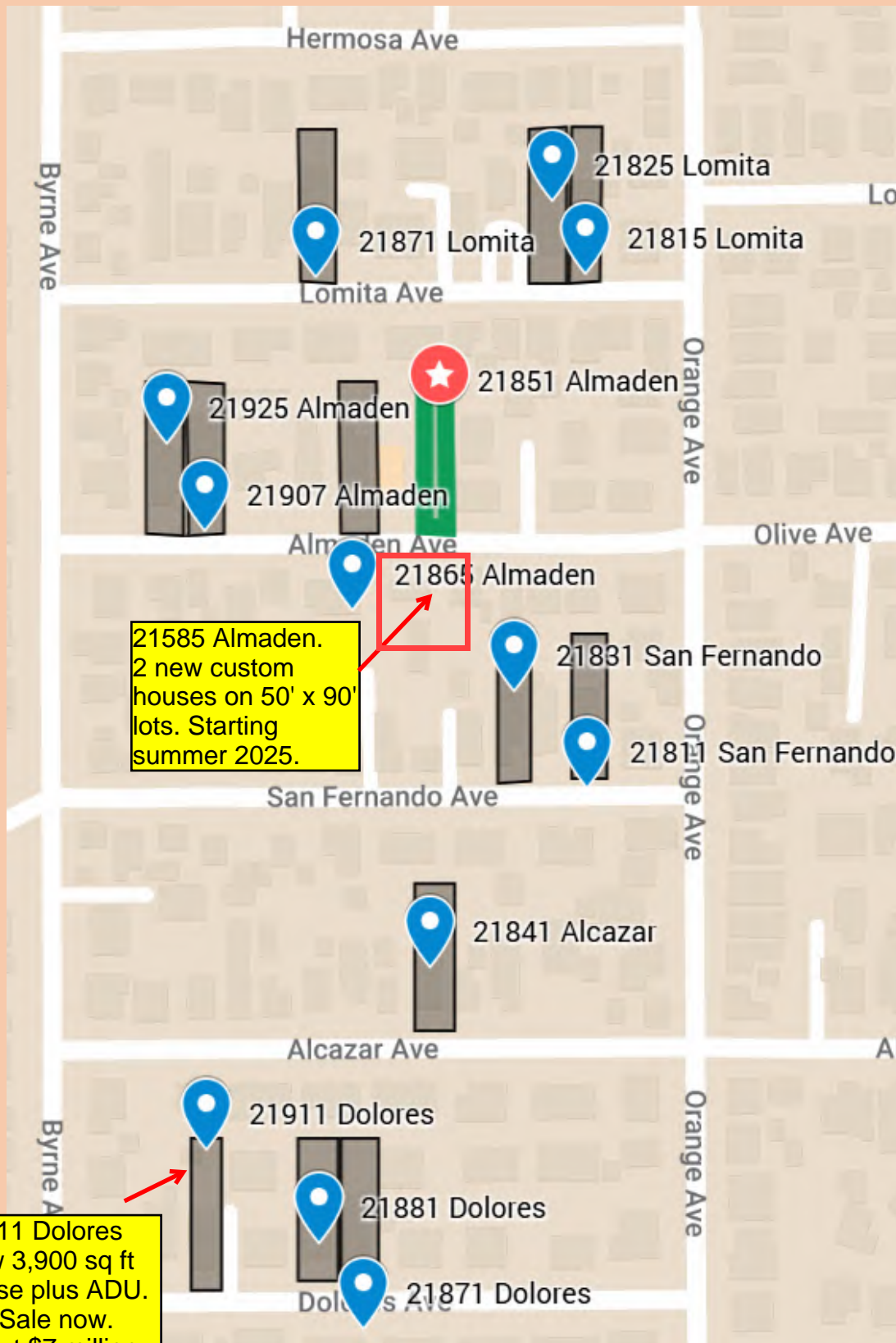


21851 Almaden Ave.

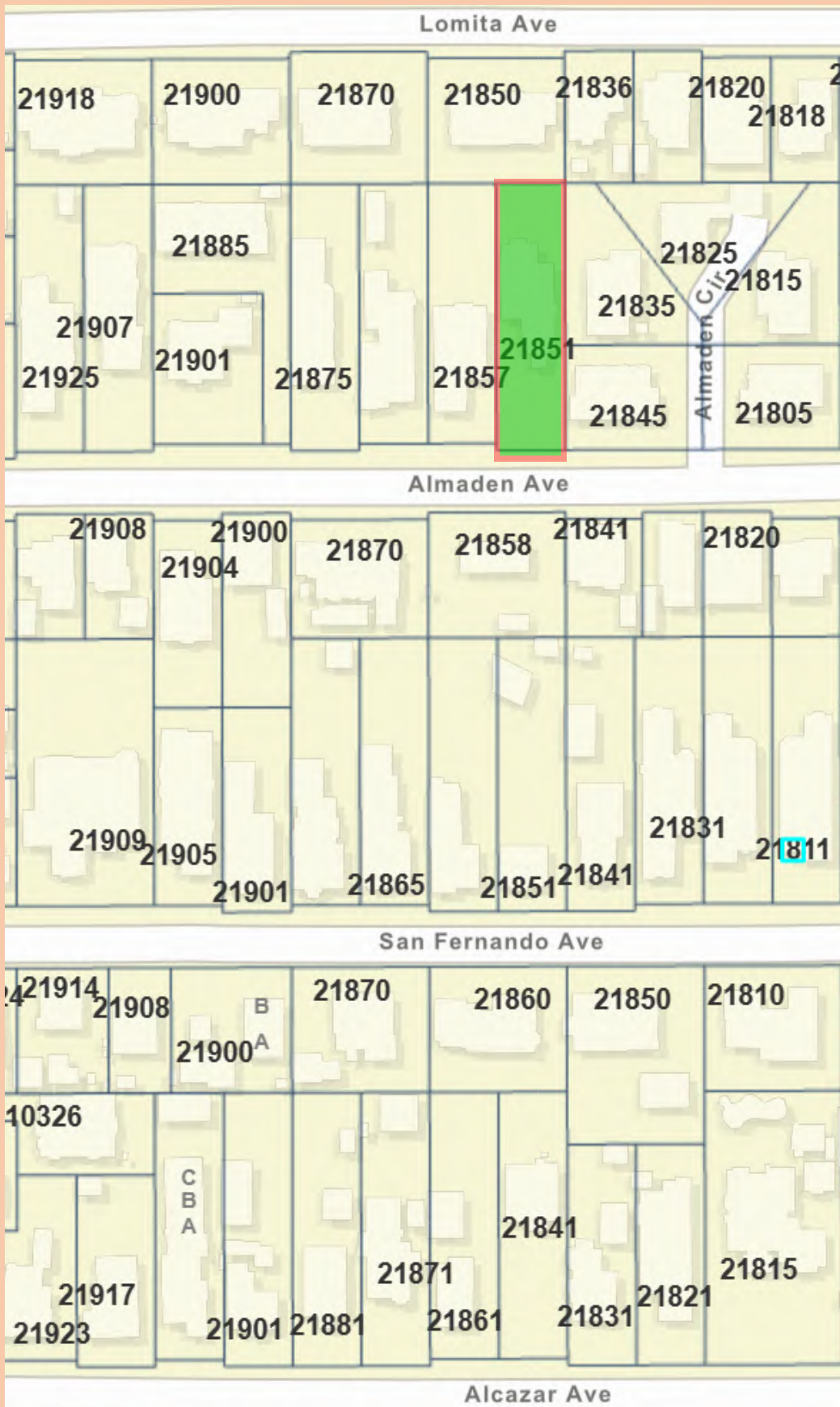
Examples of beautiful homes on 50' x 200' lots.



Our Neighbourhood with select beautiful houses built on 50' x 200' lots. These are going for about no less than \$1,300/ sq. ft. in 2025. The newer & nicer ones are more. Let's review each of these houses in this document to see what other architects and owners have built.



Our Neighbourhood with lot lines and structures per Cupertino GIS



Why are 50' x 200' lots desirable?

- 1) The 4 **yards** of square lots are undersized even though lots may be 100' x 100'. Front yard is exposed and rear yard is shallow. There are essentially no useable side yards. If you like sunshine and privacy our lot is perfection set back from the street.
- 2) **ADU.** Hard/near impossible to place a *detached ADU* on a square lot because it has to go in your rear yard. An *attached ADU* has a common wall without windows with your house. This is common in Rancho and Garden Gate. They have insufficient yard space so they attach them. "The Meridian" on McCellan for sale now all have *attached ADU's*. 10467 Glenco Dr. just sold at \$5.35 million with *attached*. For sale May @\$4.6 million is 10542 Sterling Blvd. backs directly onto Lawerence Expressway 24 x 7 traffic noise and has a *10.5' wide attached ADU*.

Only a deep or a very large lot allows for **detached ADU**. *Detached ADU's* are worth perhaps \$500-700k each in Cupertino. You hear every time they flush their toilet or play music in *attached ADU*. You may place one or two 20' x 20' footprint ADU's of two stories (800 sq. ft, 2 bedroom 2 baths) behind the garage on Almaden and before the principal residence if you desire. Alternately you may place a 1,200 sq. ft., 800 sq. ft ADU and another 800 sq. ft. ADU if your principal residence does not exceed about 3,000 sq. ft. That's four residences. Two of the ADU's may be in one structure if you like.

- 3) **Potential legal lot split into two lots:** This new procedure is called '**SB9 Urban lot split**'. None of the properties below employed this because it did not exist at the time. Nor can they affect them now without tearing down the house. As an alternate to very large house (with ADUs) you may have 2 medium-small houses each on a **separate legal lot** (or without lot split, and possibly with a secondary residence each if you can fit it). Value of Two x 5,000 sf lots > 1 x 10,000 sf lots in most cases in Cupertino. You may legally build a medium sized house and sell your other lot with or without a house on it. Our neighbours directly across are doing this summer of 2025. You will have \$9+-million dollars of real estate with 2 custom houses directly across the street soon.

What are your neighbour's worth with large houses on the same lot shape and size as 21851 Almaden? Answer: about \$5 million per Zillow. These houses do not have detached ADU which would increase value. Nor were they designed for future ADUs. Answer: about \$7 million with one detached ADU for sale now see page 19.

You can't purchase these houses for Zillow estimates. Zillow is always low for our neighbourhood. I calculated the \$ price per sq. ft. of house however these too are low because the Zillow estimate is low.

21851 Almaden is one of the nicest lots in the neighbourhood and always will be.

Our area is superior to Garden Gate and Rancho Riconada and always will be.

I have complete design package for several of the following examples. They include architectural drawing set (setbacks, area matrix calculations, code conformance), plans, site, elevations, 3D, landscaping drawing set, civil, survey, some electrical, plumbing drawings, lighting. Please ask for them.



Each of these house are on 50' x 200' lot just like 21851 Almaden.

21871 Lomita Ave.

Zestimate®

**\$5,048,900**

21871 Lomita Ave, Cupertino, CA 95014

**6**

beds

**6**

baths

**3,888**

sqft

2019 construction or \$1,300 / sq. ft. living space per Zillow. Zillow is silly low.



Disclaimer:

The material in this document is partially based upon information we consider reliable from various third party sources. We cannot represent it as accurate or complete and should not be relied upon as such. It also contains owner's subjective opinion which is explicitly not warranted and you should not rely upon it without your independent verification. Offering is subject to errors and omissions and changes without notice. You must verify with Cupertino Planning all regulations and requirements for residential development.



**21871 Lomita Ave.**



**21851 Almaden Ave.**

**Examples of beautiful homes on 50' x 200' lots.**



## 21825 Lomita Ave

Zestimate®

**\$5,235,600**

21825 Lomita Ave, Cupertino, CA 95014

**5**

beds

**4**

baths

**3,891**

sqft

2016 construction \$1,345 / sq. ft. living space.



## 21815 Lomita Ave

The house is essentially identical to next door 21825 Lomita. They are side by side. They were built by same developer. Zillow makes little sense that one is supposedly half a million \$ more than the other.

5 bd | 4.5 ba | 3,889 sqft

21815 Lomita Ave, Cupertino, CA 95014

● **Off market**

Zestimate®: **\$4,761,100** | Rent Zestimate®: **\$9,491**



**21815 Lomita Ave**



2013 construction (approx.)

**21865 Almaden Ave**

 Zestimate®

**\$4,940,200**

21865 Almaden Ave, Cupertino, CA 95014

**5**

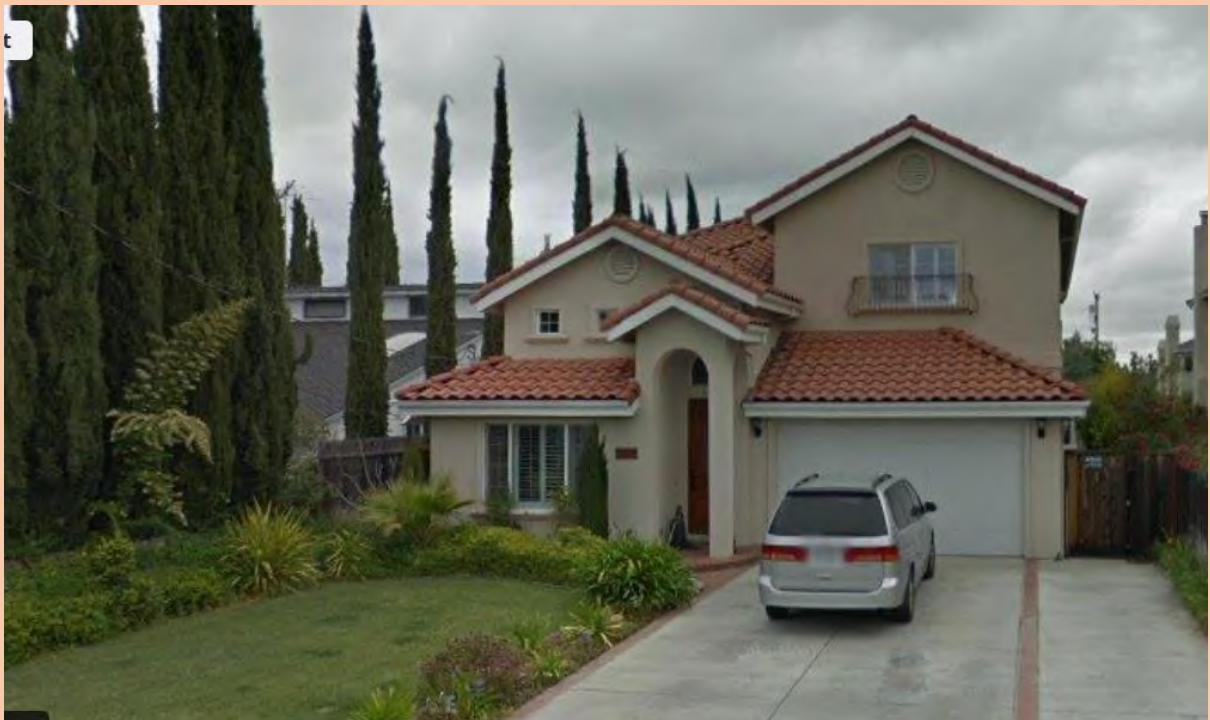
beds

**4**

baths

**4,131**

sqft



2003 construction \$1,200 / sq. ft. living space

**21851 Almaden Ave.**

**Examples of beautiful homes on 50' x 200' lots.**



## 21907 Almaden Ave

Zestimate®

**\$4,695,200**

21907 Almaden Ave, Cupertino, CA 95014

**5**

beds

**4**

baths

**3,601**

sqft



1998 construction \$1,305 / sq. ft. living space per Zillow. Zillow estimate is low.

## 21925 Almaden Ave.

Zestimate®

**\$4,487,200**

21925 Almaden Ave, Cupertino, CA 95014

**5**

beds

**4**

baths

**3,539**

sqft




2001 construction \$1,270 / sq. ft. living space

## 21851 Almaden Ave.

Examples of beautiful homes on 50' x 200' lots.



21831 San Fernando Ave

 Zestimate®

\$4,634,300

21831 San Fernando Ave, Cupertino, CA 95014

5

beds

5

baths

3,639

sqft





## 21831 San Fernando Ave



\$1,275 / sq. ft. living space per Zillow.

## 21811 San Fernando Ave

 Zestimate®

**\$4,736,400**

21811 San Fernando Ave, Cupertino, CA 95014

**5**

beds

**3**

baths

**3,860**

sqft



\$1,230 / sq. ft. living space

2006 construction



21841 Alcazar Ave

**SOLD RECENTLY**

**\$5,000,000**

21841 Alcazar Ave, Cupertino, CA 95014

**5**

beds

**6**

baths

**3,896**

sqft

Zestimate®

**\$5,190,400**

8/28/2024

Sold

\$5,000,000 **+138.1%**

\$1,283/sqft

Source:  MLSListings Inc #ML81966352 Report



— This home  
NA

**\$ 2.1 Million + \$1.5 Million = \$ 5.2 Million  
Builder/Owner captured \$1.6 million ROI.  
You should do better on Almaden.**



2022 construction. Value \$1,330 / sq. ft. living space per Zillow. Large economy box with **only 3 bedrooms upstairs** on undersized second story. **No ADU**, No trees. Tiny front yard placed too close to street.



21871 Dolores Ave

**\$5,407,500**

21871 Dolores Ave, Cupertino, CA 95014

5  
beds

5  
baths

3,884  
sqft

Constructed 2010. \$1,390 / sq. ft. living space per Zillow. Zillow is stupid low for this lovely house.



21851 Almaden Ave.

Examples of beautiful homes on 50' x 200' lots.

14



**21871 Dolores Ave**



**21851 Almaden Ave.**

**Examples of beautiful homes on 50' x 200' lots.**

**15**



**21881 Dolores Ave**

**\$4,834,300**

21881 Dolores Ave, Cupertino, CA 95014

**5**

beds

**4**

baths

**3,884**

sqft

\$1,233 / sq. ft. living space per Zillow, Zillow estimate is low.



**21851 Almaden Ave.**

**Examples of beautiful homes on 50' x 200' lots.**

**16**



21881 Dolores Ave



21851 Almaden Ave.

Examples of beautiful homes on 50' x 200' lots.

17

This tear down house is now for sale as new large SFR with detached ADU coming in 202X.

Lot is not as nice as 21851 Almaden Ave. yet exact same size and shape. This is a good comparison 3 blocks in front of us.

You can purchase it for about \$7 million preconstruction. Contact AL Homes [21911-dolores](#). Pay them now and developers control your money and your project for the next 2+ years. Or build something better on a much more beautiful lot with title 100% in your name from day one and retain the equity for your family.

## Property Type

New Construction

## Property Size

Lot Size: 10,953.59 Sq.ft

Main House Living Area: 3925.74 Sq.ft

Bedrooms: 4

Bathrooms: 4.5

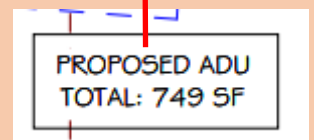
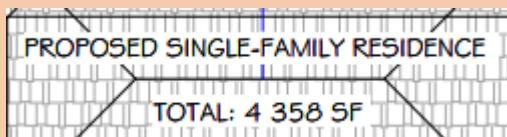
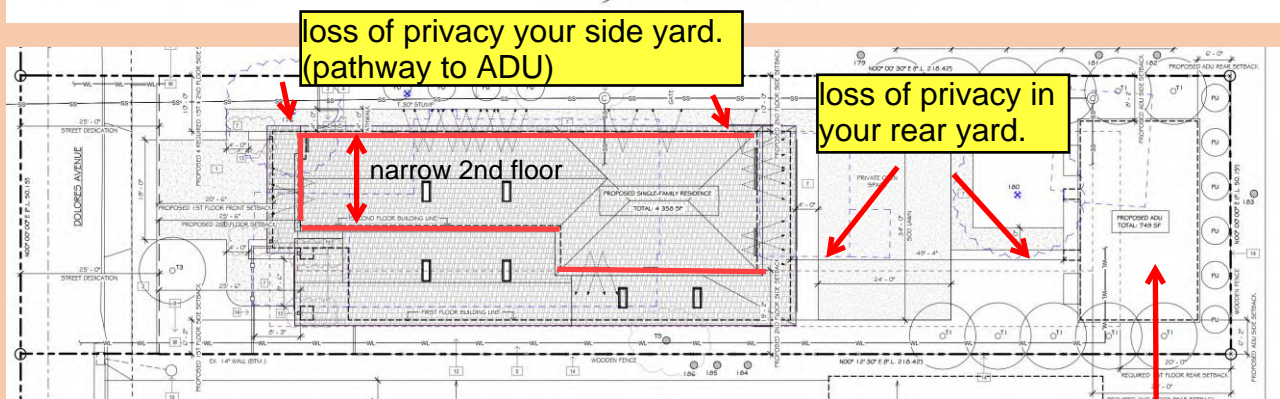
ADU Living Area: 749 Sq.ft

ADU Bedrooms: 2

ADU Bathrooms: 2



21911 Dolores Avenue



Developer has elected placement of *single story* ADU in the rear yard. It may be placed in front of the property behind the garage. It may be 2-story. There is room enough and it's legally permitted to have two ADU's in front. You may build a medium large house and 1, 2 or 3 ADU's. Or you may simply leave space for them later. Acquire the finest property in Monta Vista now and build the ADU first then the principal residence later?

You can make a shorter house with a larger second floor and have more garden space. Your finish materials will be superior than a builder grade house. More importantly you don't have to ask permission to make changes and how much they will charge for the change. Your designers and contractor will work for you not third-party when you build 21851 Almaden. Better and \$2 million of equity to be captured upon completion.