

For Sale: Your Dream Lot

21851 Almaden Ave., Cupertino, Monta Vista

Tear down 2BR/1BA single family residence on nearly 10,000 sq. ft +- lot in Monta Vista neighborhood of Cupertino.

Permittable up to **4,200 sq. ft.** principal residence for a new 2-story house plus up to 3 Accessory Dwelling Units. Truly short **walking** distance to 3 exceptional schools: Monta Vista H.S., J.F. Kennedy Middle and Lincoln Elementary. Build your large custom home on the finest lot in Cupertino with or without ADUs.

Developers or families may elect SB9 lot split via Ministerial Approval into 2 legal lots, each with 1 principle residence (& possibly additional secondary unit on the front lot). Buyer shall be solely responsible to verify with Cupertino Planning. More multi-residential development information available at 21851Almaden.com

This is the finest city lot for sale in the most desirable neighborhood of Cupertino. Real Estate assets hedge inflation and appreciate over time.



Lot is 200 feet deep.

Mid-block interior lot, not a corner, not a busy street. 50 ft. wide x 200 ft. deep lot (approx). Private front and rear yards with beautiful mature trees along perimeter. Peaceful, quiet, safe, privileged location.

Sunlight filters directly into your windows on both north and south walls all day. View of foothills from second floor.

You may place optional ADU(s) towards the front or along rear fence (or both).

Appraised for \$3.325 million 2022. (Land only basis)

Why buy an inferior 'builder grade' house of a quality and configuration less than optimal for you?

More information at 21851Almaden.com

This material is partially based upon information we consider reliable from various third party sources. We do not represent it as accurate or complete and it 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 independent verification. Offering is subject to errors, omissions and changes without notice.

21851 Almaden Ave., Cupertino, Monta Vista

(2 possible SFR build-outs shown of many possibilities.)



Calculate maximum square feet of structure allowable for Single Family Residence in R-7.5 zoning:

$50.075' \times (198.42' - 10' \text{ sidewalk dedication}) = 9,435.13 \text{ sq. ft. net}$

Allowable FAR = $9,435.13 \times .45 = 4,245 \text{ sq. ft. max}$ principal residence build out excluding ADU's.

Cupertino allows up to three ADU's for this property.

Front view style 1



Side view style 1

ADU(s) not shown. May be directly adjacent to garage, or at rear fence or both.



Front view style 2

Examples are suggestive examples only. No entitlements are warranted for this property. Buyer shall be solely responsible to verify with Cupertino Planning.



Side view style 2

More information at 21851Almaden.com

21851 Almaden Ave., Cupertino, Monta Vista

View towards front courtyard/street.



View from your kitchen towards private rear yard.



Why invest your time, passion, and capital in anything less rewarding?

John Leahy, broker
CalDRE 01112585
(408) 386-1293

johnleahybroker@gmail.com
johnleahybroker.com
21851almaden.com