

**Current 2019 Walnut Creek Condo Market  
as of April 20, 2019**

Relevant to MLS #40861871

**“COMING SOON”**

3-story, 3 bed, 3 bath plus Extra Den Wing & 2-car attached garage.  
Rare large, architect-designed, contemporary-style end-unit Condo with approximately  
1,900/SF (MEASURED)\*

(\*Zillow claims 1,891/SF & Open Listings states 1,908/SF)

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Located at

40 Iron Horse Lane in Walnut Creek,  
Conveniently across from Walnut Creek’s Contra Costa Centre BART Station  
and adjacent to miles of Regional Iron Horse Trails

- **3 Bedroom/3 FULL Bath Condos:** NO “ACTIVE” 3 Bedrooms/3 FULL Bath Condos are available on the current 2019 Walnut Creek Market;
- **Large 1,900/SF Condos:** Only 2 Large “ACTIVE” Walnut Creek Condos appear on MLS but neither is near BART or other public transit.  
MLS #40861426:  
3 bed/2.5 bath/2-car garage (1,989/SF) priced at \$1,350,990 (\$679/SF);  
MLS #40861162:  
2 bed/2 bath/1-car garage (1,951/SF) priced at \$1,375,000 (\$705/SF).
- **2019 AVERAGE & MEDIAN List Price for Walnut Creek Large Condos:** \$1,362,995.
- **2019 AVERAGE List Price Per SF for Walnut Creek Large Condos:** \$692.00/PPSF.
- Based on Walnut Creek’s CURRENT MARKET, the Large 3 bedroom, 3 FULL bath end-unit Condo at 40 Iron Horse Lane could be offered at: \$1,314,800 (\$692 x 1,900/SF) but, instead, carries an asking price of only \$1,250,000 (\$658/PPSF).

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**FIRST PUBLIC OPEN HOUSES:**

**1-4pm, Saturday, May 4, 2019**

**&**

**1-4pm, Sunday, May 5, 2019**

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**For further information or to schedule a sooner private showing,  
Call or Text:**

**JOHANNA WELTY, LISTING BROKER**

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