

JOHANNA WELTY

DRE#01307696

Broker, Executive Relocation Specialist

GoldenStateBroker1@gmail.com / 925.708.4505

www.40ironhorse.com

MLS #40863512

Competitively Offered at NEW PRICE: \$1,125,000

**below Walnut Creek MLS "ACTIVE" Condo
Average/Median List Price**

**(TODAY'S ONLY "ACTIVE" Walnut Creek 3 bed/3 FULL bath Condo AND
Walnut Creek's ONLY architect-designed, award-winning condo on or off market!)**

San Francisco architect David Baker iconic "signature design," built 2002, for those who appreciate contemporary-style architecture, recognize proximity to public transit as "priceless" & understand scarcity of 3 bed/3 FULL bath/2-car attached garage condos near any/all San Francisco Bay Area Rapid Transit.

Walnut Creek 9/05/2019 MLS Condo Market

"ACTIVE": Eleven (11) Walnut Creek condos now listed > \$1M. HIGHEST = \$1,750,000 (2 bed/2 bath/apartment-style building). **MLS AVERAGE "ACTIVE" = \$1,268,331 /
MEDIAN "ACTIVE" = \$1,195,000.**

"RECENTLY SOLD": Five Walnut Creek condos > \$1M. HIGHEST = \$1,450,000 (2 bed/2 bath/built 1989). AVERAGE = \$1,292,800. MEDIAN = \$1,270,000, all with higher HOA. (Nearest 2 bed/2 bath/**1,545 SF**, apartment-style building sold Aug 5, 2019 @ \$1,270,000).

40 Iron Horse = \$1,125,000 = LISTED BELOW MLS AVERAGE / MLS MEDIAN, a 3 bed/3 FULL bath, 3-story trailside End-Unit like a private home with no neighbor above or below. "SUPER Commuter Dream" across from San Francisco Bay Area rapid transit & ONLY architect-designed, award-winning condo anywhere in Walnut Creek! (**Compare to San Francisco's ONLY 3/3/1 car garage condo, today listed at \$4.5M.)**

"MUST SEE": **40 Iron Horse** for those who appreciate award-winning, architect-designed contemporary architecture, value proximity to rapid transit as "priceless" & understand scarcity of 3 bed/3 bath/2-car attached garage condos near any Bay Area rapid transit.

www.40ironhorse.com

OPEN 1-4, SUNDAY, September 8