

12497 Parker Ranch Ct

Saratoga, CA 95070

Apr 2, 2007

To Whom It may concern :

I am very much appreciated to write this letter to commend Vinh of a job well done.

My house belongs to luxurious home class, and if not priced right, it can sit on market for a long time, and 3 of my neighbor's houses were like that. But my house is sold within 4 weeks and get above my asking price.

From the beginning, I picked Vinh to help me market my house, I have some doubt whether he can do what he promised, but I found out he is a real professional in helping me prepare my house for sale, including remodeling, decorating, staging and marketing, and finally the most important feature: negotiating a good price.

Vinh spent a lot of time to advice me and give me remodeling ideas and wait patiently for me to decide my selling price in this market, where buyers are very careful to offer.

Gradually, I trust Vinh's artistic taste and his marketing direction and I am glad it's a great result.

Sincerely,

Yuh-yun Marjorie Lin

408-867-9336



Property Overview

12497 PARKER RANCH CT
 SARATOGA (Saratoga) 95070
 Saratoga (Area 17)
 Santa Clara County
 Detached Single Family (Class 1)
 City Limits: --
 Unincorporated: --
 Beds, Baths: 5, 3|0
 SqFt: 3228 (Seller)
 Lot Size: 2.28 ac
 Yr Built: -- (- -)
 Age: 21 years
 Parcel #: 366-49-043
 Zone: RSH
 Tract: The Parker Ranch
 Builder:
 Commission: 3.00%

Remarks

A BEAUTY OF THE PARKER RANCH PROPERTY WITH MOUNTAIN VIEWS, LARGE LOT SO MANY UPGRADES, GREAT FLOOR PLAN, DEERS VISITING DAILY, POSSIBLE TENNIS COURT, CALL LA FOR SHOWINGS, CHANDELIERS ARE NOT INCLUDES

Private : OH SUN 2-25 FROM 1-5PM, WWW.MYESCROWINFO.COM/8c7a00-68900

Dates

List: 02/20/2007
 Original: 02/20/2007
 Sale: 03/16/2007
 COE: 04/26/2007
 Expires: 06/30/2007
 OffMarket: 04/26/2007

Pricing

List: \$2,299,888
 Original: \$2,299,888
 Sale: \$2,400,000

Schools/Districts

Elem: Blue Hills Elementary/ Cupertino Union School
 Middle: John F. Kennedy Middle
 High: Monta Vista High/ Fremont Union High

Showing Information

Occupant: Ms
 Occupied By: Owner
 Phone: 408-000-0000
 Owner: Ms
 Add'l Owner: --
 Instructions: No Keysafe, Do Not Disturb Occupants, Restricted Hours, Appointment Only, Call Listing Agent

Map

X-street: Prospect
 Barclay: Pg: 74 Hz: 21 Vt: 60
 Thomas: Pg: 852 Grid: C6
 Directions: --

Management Information

Assoc. Fee: \$29
 Assoc. Name: --
 Assoc. Phone: --

Tour Information

Tour 1: 02/21/2007
 Assoc 1: --
 Tour 2: --
 Assoc 2: --
 Original: 02/21/2007
 Remarks: --

Open House Info

No open house available

Listing Agent/Office Information

Vinh Tran
 (DRE#01090711)
 RE/MAX Real Estate Services
 Pref-Phone: 408-252-1525
 Email: vinh@vinhtran.com

Selling Agent/Office information

Dana Willson (DRE#01292552)
 Coldwell Banker-Los Altos First Street

Sale information

Length of Escrow: 41
 FinancialType: All Cash No Loans

Property Features

Type	Other Rooms	Amenities	Lot Description	Garage/Parking
Detached Single Family	Utility Room	220 Volts in Laundry Area	Court Lot Lot Sloped Up from Street	3 or More Car Garage Attached Electric Door or Gate Opener
Stories Tri Level	Other Areas Extra Storage Formal Entry	Built-in Vacuum Cable TV Available Ceiling Fan(s)	Water City/Public Water	Exterior Stucco Exterior
Familyroom Separate Family Room	Laundry Area - Inside	Double Pane Windows Gas Hookup in Kitchen Gas Hookup in Laundry Area	Sewer Or Septic Sewer in & Connected	Style Contemporary
Informal Dining Area Eat in Kitchen Breakfast Nook	Fireplace Fireplace Fireplace Location	Gas Water Heater High Ceilings	Earthquake Fault Zone	