

**Agent Full**

**470 Willow Avenue, Half Moon Bay, California 94019**

Listing



**MLS #:** **ML81988721**  
 Apprx.Bldg: 3,065 SqFt (Realist\*)  
 Apprx Lot: 5,000 SqFt (Realist\*)  
 Apprx Acr: 0.115 Acres  
 Age/Yr Blt: 60/1964 (Realist\*)  
 Stories: 2  
 Parcel#: 056-143-150  
 LA: [Matt Aragoni](#)  
 LA Phone: (650) 483-8949  
 Walk Score: [84](#)  
**Recent:**  
**12/18/2024 : NEW**



**N** Members Only: Do Not Show  
**SYMBIUM** [ADU options](#)

**470 Willow Avenue, Half Moon Bay 94019**

County: San Mateo  
 Area: 608 - Pilarcitos Park  
 Class: Rin. Triplex  
 Land Use: Triplex

Status: **Active**  
 Orig Price: \$1,790,000  
 List Price: **\$1,790,000**  
 Sale Price:  
 \$/SqFt: \$584.01

Dates  
 Original: 12/18/2024  
 List: 12/18/2024  
 Sale:  
 COE:  
 Expires: 01/01/2026  
 Off Mrkt:

L.Type/Service: Exclusive Right to Sell, Full Service  
 Special Info: Not Applicable  
 Fin Terms:  
 Possession: Tenant Rights  
 Public:

Zoning: R30000  
 Incorpor:  
 City Limit:

Exceptionally well maintained Triplex on the Coast. West side location with walkability to beaches, Coastal Trail, Historic Downtown Half Moon Bay, shopping, schools, and more.

**Private:** **DO NOT DISTURB ! All Units are Tenant Occupied. Coming Soon early January with professional photography and disclosure package. Contact Matt Aragoni (650)483-8949 with any questions.**

Showing & Location

**Map**  
 X Street:  
 Directions:

**School**  
 Elem: **Alvin S. Hatch Elementary / Cabrillo Unified**  
 Middle: **Manuel F. Cunha Intermediate / Cabrillo Unified**  
 High: **Half Moon Bay High / Cabrillo Unified**

Accessibility: Parking  
 Communications:  
 Cooling: None  
 Flooring:  
 Heating: Electric  
 Amenities:  
 Kitchen:

Features  
 Energy Sav:  
 Ext. Amenities:  
 Foundation: Concrete Perimeter and Slab  
 Roof: Composition  
 Style:  
 View:  
 Lot Desc: Grade - Level

Laundry: Coin Operated  
 Horse: No  
 Other Rooms:  
 Security: Other  
 Pool: No,  
 Construct Type:

**Garage/Parking**  
 Garage: 0  
 Carport: 3  
 Open Parking: 2  
 Features: Carport, Parking Area  
 E.V. Hookup:

Unit Information

Unit #	SqFT	Beds	Baths (F/P)	Rent	# Buildings:	1
1		3	2	\$2,678	# Leased Unit:	3
2		2	1	\$2,538	# Total Units:	3
3		2	1	\$2,538		

Com Name:  
 C. Amenities

Complex/HOA  
 # of Units: 3  
 C. Restriction

Multiple Family Financing

<b>Expense (Yearly)</b>	<b>Income (Yearly)</b>	<b>Other Financial Information</b>
Current R.E. Tax: \$23,112	Rental: \$93,053	Data Source: Owner
Insurance: \$5,000	Vacancy Allowance %: 0%	Est GRM: 17.8000
Landscape: \$0	Other: \$7,500	Est Cap Rate: 3.7300
Maintenance: \$2,000	Other Include: Laundry, Rents	
Management: \$0	Income Gross Schedule: 100,553	

Other: \$0                               Income Annual Gross: **\$100,553**  
 Trash: \$3,000                       **Est Net Income: \$66,841**  
 Utilities: \$600

**Total:** \$33,712

Listing Includes: Building, Dishwasher - All Units, Oven/Range - All Units, Refrigerator - All Units, Updated Bath(s) - Some Units, Updated Kitchen -Some Units

Exp Tenant: Utilities - Electric, Utilities - Gas

Op Exp Include: Fee - Property Tax, Insurance, Maintenance, Utilities

Sewer:	Sewer - Public	Electricity:	Individual Electric Meters, Individual Gas Meters, Public
Water:	Public	Meters:	Master Water

Green Rated:		Documents and Disclosures	
POS Ord.:	No	TIC Agree:	
Hazard:	Natural Hazard Disclosure	Trnsf Tx:	No
Other:		Disclosures URL:	
Exist Ls. Terms:	Month to Month		

		Contact Information	
LA:	<a href="#">Matt Aragoni</a>	LA Ph:	(650) 483-8949
LA Lic#:	01978236	LA Em:	<a href="mailto:matt.aragoni@cbrealty.com">matt.aragoni@cbrealty.com</a>
LO:	<a href="#">Coldwell Banker Realty (Off.Lic#01908304)</a>	LO Ph:	(650) 726-1100
		LO Fx:	(650) 726-8676

**Click Arrow for Property History**

MLS #	Change Date	Field Name	Old Value	New Value	Broker Code	List / Sell Office
<a href="#">ML81988721</a>	12/18/2024	Status		A (\$1,790,000)	CBR.17	Coldwell Banker Realty

School Information Source: Lighbox & Greatschools

**Click Arrow for School Information**

**Elementary School (Source: GreatSchools.org © 2023. All rights reserved, NOT the listing agent)**

S. District:	Cabrillo Unified	School Rating:	<a href="#">3.00</a>
S. Name:	<a href="#">Alvin S. Hatch Elementary</a>	Student/Teacher:	<a href="#">24.48</a>
S. Address:	490 Miramontes Ave., 94019-		

**Middle School (Source: GreatSchools.org © 2023. All rights reserved, NOT the listing agent)**

S. District:	Cabrillo Unified	School Rating:	<a href="#">4.00</a>
S. Name:	<a href="#">Manuel F. Cunha Intermediate</a>	Student/Teacher:	<a href="#">24.57</a>
S. Address:	498 Kelly Ave., 94019-		

**High School (Source: GreatSchools.org © 2023. All rights reserved, NOT the listing agent)**

S. District:	Cabrillo Unified	School Rating:	<a href="#">6.00</a>
S. Name:	<a href="#">Half Moon Bay High</a>	Student/Teacher:	<a href="#">22.27</a>
S. Address:	Lewis Foster Dr., 94019-		

School Info Disclaimer: Source: GreatSchools.org © 2023. All rights reserved. Intended as reference only. To verify enrollment eligibility, please contact the school directly.

Additional Photos

**Click Arrow for Photos**



**Disclaimer:** The above information is deemed to be accurate but not guaranteed. Source: MLSListings ; ©2024 MLSListings Inc.

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