

887 Birch Avenue

Sunnyvale, CA 94086 | MLS# ML8B47217 | Active - 34 days on market

\$1,050,000



Beds	4
Baths	2
Living area	1,900 sq ft
Lot size	6,200 sq ft
Year built	1972
Type	Single-Family Detached
Garage	2-car attached
HOA	None

Features

Large 6,200 sf lot, mature trees, original hardwood under carpet, big backyard. Kitchen and baths are original (1970s).

Level	School	Rating	
Elementary	Bishop Elementary	8/10	Interior residential street
Middle	Sunnyvale Middle	8/10	28 min
High	Fremont High	7/10	1.20% (~\$12,600/yr)

Commute to DT San Jose
Est. property tax
Est. monthly (PITI), 20% down @6.5%
\$6,499/mo

Disclosures

FOUNDATION: hairline cracks observed in slab and garage; structural engineer evaluation recommended before close. Roof is 22 years old, near end of service life. Original electrical panel. Not in flood zone.

Inspection / Condition Summary

Priced below neighborhood to reflect condition. Estimated near-term work: roof replacement (~\$28,000), kitchen/bath updates (~\$45,000), foundation evaluation pending (could range \$5,000 monitoring to \$60,000+ if repair needed).

Recent Comparable Sales

Address	Sold	Price	Details
902 Birch Ave	2025-12	\$1,145,000	4/2, 1,880 sf, updated
744 Elm St	2026-01	\$1,060,000	3/2, 1,760 sf
980 Spruce Ct	2026-02	\$1,090,000	4/2, 1,920 sf

Listing Agent Remarks

Great bones and a rare large lot; opportunity for a buyer willing to renovate. Seller motivated after 34 days. Bring contingency offers.