

1303 BESRA TERRACE #6 SUNNYVALE

Sunnyvale

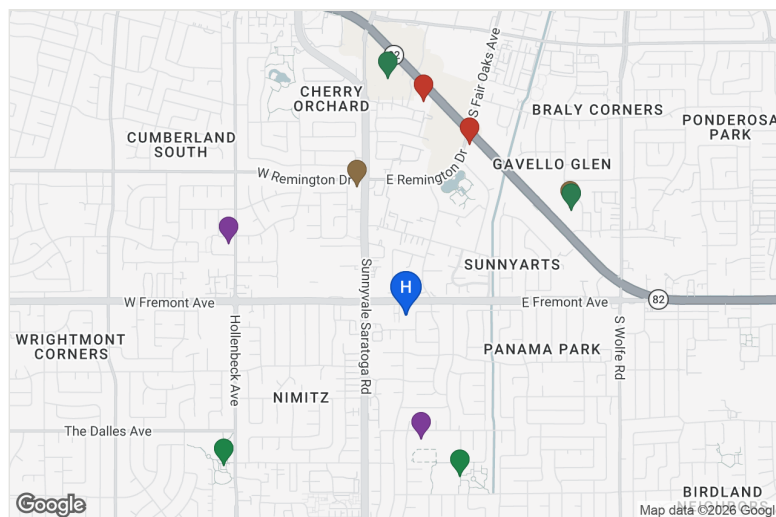
THE HOME

1303 Besra Terrace #6 is a three-bedroom, three-bath residence offering 1,931 square feet in a Sunnyvale neighborhood within walking distance of Fremont High School. The home sits among a collection of similar terraced townhomes, with Ortega Park and Serra Park a short drive away. Safeway anchors the nearby grocery corridor, while cafés and restaurants—including In-N-Out Burger and Starbucks—cluster within a mile. The address enjoys a walk score of 66, reflecting moderate pedestrian access to daily errands and local schools.

THE NEIGHBORHOOD

This Sunnyvale enclave balances suburban quiet with proximity to the Peninsula's work corridors. Stanford University lies nineteen minutes by car; Downtown San Jose is twenty-two minutes away. San Francisco International Airport is reachable in thirty-eight minutes, and Downtown San Francisco in just over an hour by car. The area is anchored by highly rated public schools—Stockmeir Elementary, Peterson and Lawson middle schools, and both Fremont and Homestead high schools serve families here. Tennis courts at Serra Park, the farmers' market circuit, and a range of grocers and cafés support the everyday rhythm of the neighborhood.

THE NEIGHBORHOOD MAP



GETTING AROUND

Downtown San Francisco

1 hr 2 min drive · 46.8 mi 2 hr transit

Stanford University

19 min drive · 13.8 mi 1 hr 13 min transit

Downtown San Jose

22 min drive · 10.9 mi 53 min transit

San Francisco International Airport

38 min drive · 36.7 mi 1 hr 21 min transit

Drive times reflect typical traffic at generation; transit via public schedules. Source: Google Maps.

MARKET & HOME VALUES

\$1,484,500 MEDIAN SALE PRICE	\$1,537,000 AVG SALE PRICE	\$1,521,000 AVG LIST PRICE	\$982.07 AVG \$/SQ FT (SOLD)
\$940.32 AVG \$/SQ FT (ALL)	106 AVG DAYS ON MARKET	1,687 AVG SQ FT	\$1,659,000 MAX SALE PRICE

COMPARABLE SALE	PRICE	BD/BA	SQ FT	\$/SQ FT	DATE
1303 Besra Terrace #9 ACTIVE	—	3/3	1,931	\$859.66	—
1303 Besra Terrace #6 ACTIVE	—	3/3	1,931	\$853.96	—
1303 Barbet Circle #7	\$1,659,000	3/2	1,931	\$851.89	9/23/25
1303 Besra Terrace #2	\$1,499,000	3/2	1,501	\$998.67	3/30/26
1303 Besra Terrace #13	\$1,495,000	3/2	1,415	\$1,038.87	12/23/25
1303 Besra Terrace #7	\$1,495,000	3/2	1,415	\$1,038.87	11/21/25

Source: agent-prepared CMA · sale data only · not an appraisal or guarantee of value.

WORTH KNOWING

- Fremont High School (GreatSchools rating: 9) sits 0.3 miles from the front door; Homestead High (rating: 10) is 1.5 miles away.
- Recent comparable sales in the immediate complex have ranged from \$1,495,000 to \$1,659,000, with days on market averaging 106.
- The drive to Stanford takes nineteen minutes; Downtown San Jose is twenty-two minutes in typical traffic.

NEARBY

CAFÉS	Starbucks Coffee Company, 7-Eleven, McDonald's
DINING	In-N-Out Burger, Bay Area Hot Breads, Falafel STOP
GROCERY	Safeway, Safeway, King's Seafood Center
PARKS	Ortega Park, Tennis Courts Serra Park, Serra Park

66 WALK SCORE®
Somewhat Walkable

Walk Score® rates an address from 0–100 by how easily everyday errands — groceries, coffee, dining, school pickup — can be done on foot. 50+ means some errands can be walked, 70+ means most can, and 90+ is a rare walker's paradise. Transit and Bike scores read the same way for public transportation and cycling.

SCHOOLS

- 6/10

Chester W. Nimitz Elementary School
Public · Grades K-5 · 0.5 mi · Average
- 9/10

Marian A. Peterson Middle School
Public · Grades 6-8 · 1.2 mi · Above average
- 9/10

Fremont High School
Public · Grades 9-12 · 0.3 mi · Above average

- 10/10

Louis E. Stocklmeir Elementary School
Public · Grades K-5 · 0.5 mi · Above average
- 10/10

Sam H. Lawson Middle School
Public · Grades 6-8 · 1.5 mi · Above average
- 10/10

Homestead High School
Public · Grades 9-12 · 1.5 mi · Above average

Ratings are GreatSchools Summary Ratings on a 1–10 scale, based on test scores, student progress, and college readiness — 8–10 is above average, 5–7 average, 1–4 below average. Schools shown are the closest rated options within five miles. Attendance boundaries change; always verify enrollment eligibility directly with the school district.

ABOUT NILOU



Nilou Ebeid

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As a longtime resident of Los Altos Hills, I have had the privilege of raising my children and watching them grow through Palo Alto public schools, and later at Woodside Priorya private school in Portola Valley. Our family has loved the peaceful and calmness of the hills, the hiking trails, and its close proximity to Silicon Valley and San Francisco.

Through the years, I've navigated our community extensively, driving my kids to activities across neighboring towns for various activities which has given me extensive knowledge and familiarity in Atherton, Menlo Park, Palo Alto, Portola Valley and Los Altos and beyond. This experience has given me an intimate knowledge of the area and a deep appreciation for the vibrant lifestyle it offers.

Some of my favorite local spots include Los Altos Grill or Evvia for a night out, Satura or Mademoiselle Colette for a morning coffee and croissant, and Terun for a lunch meet up. For fitness, I love the small, intense classes at barre3 or MPX Pilates, and for outdoor relaxation, I enjoy a quick hike at Arastradero Preserve. When it comes to self-care, No Filter Brazilian MedSpa in San Mateo is a personal favorite.

THE OLDHAM GROUP AT COMPASS

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Not an appraisal or opinion of value. Neighborhood data from Google Places. Walkability from Walk Score. Narratives by AI; reviewed for accuracy. © 2026 The Oldham Group at Compass. All rights reserved.



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