

Final Sales Release

Model Home for Sale at Murphy Park

423 E. Maude Avenue, Sunnyvale
Saturday, August 5 at 10:00am



▲ Actual home for sale ▼



LAST HOME AVAILABLE

Premium corner lot

Lot 1 – Plan 1X

4 beds, 3.5 baths
Approx. 1,725 sq. ft.

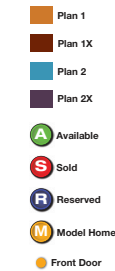
Over \$48k in upgrades including upgraded flooring, countertops, carpet, master bath shower surround, stainless steel GE refrigerator, washer/dryer, air conditioning, and custom window treatments

Anticipated move-in Sept./Oct.

\$1,398,000

[Click here to see more photos](#)

SALES PROCESS – This last release is on a first-come, first-served basis. The line will form at the Sales Center, as we are anticipating high demand for the model home. Remember, you must have a **preliminary approval from one of our Preferred Lenders** in order to purchase this Saturday. Please be prepared with the following:



Premium corner lot



- A valid preliminary approval letter from one of our Preferred Lenders ([click here](#))
- Your current contact information
- A personal check payable to First American Title Company in the amount of 3% of the purchase price

- If you are a cash buyer, you must bring a current copy of your proof of liquid funds (US bank/brokerage account)

Sales Office Now Open

Monday 2 – 5 pm

Tuesday – Sunday 10am – 5pm

For more details on our sales process, [click here](#).

I look forward to seeing you here at Murphy Park!



Frances Ibay CalBRE# 01708429

Community Sales Manager

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*You must accompany your buyer on their first visit to Murphy Park to be eligible for a broker referral fee. Referral fee is due and payable at close of escrow. Please visit www.ClassicCommunities.net for complete broker policy.