

Letter from the Leung family:

373 Pescadero Terrace project description:

I purchased the property in 1994 and it has not been upgraded since. To maintain the value of the neighborhood like every responsible Sunnyvale resident should, I plan for a major upgrade with a small extension and here are the details:

- Adding a third bedroom on the second floor:  
This house was built as two bedrooms' unit and houses along same side of street were all built (or added since built) with three bedrooms. My plan is to add a third bedroom on the second floor, utilizing only the vaulted ceiling and when finished, it will be identical to all neighboring units as designed by the original developer. This addition will not change the exterior appearance of the property.
- I would also like to increase the size of the kitchen by extending towards the rear by four feet. This will provide the necessary footage for an upscale and updated kitchen for the next fifteen years.
- This house was initially purchased for my mother in 1994 and 1,200 square feet was comfortable just for her own use. Since she passed on in 2016, I have decided to use it as my own residence. We are a family of three and hence we can use the additional area.
- According to Zillow, my property has the lowest estimated value in the Summerset community due to the interior square footage. The value of the finished three-bedroom unit will bring my property on par with my neighbor's and hopefully it helps to increase and maintain the value of all neighboring properties.