

Live Oak Ave to the North, California Ave -South, Anderson Lake - East, Oak Glen Ave to the West



BED / BATH: 6/3,0,1,0
SQFT(src): 2,934 (A)
PRICE PER SQFT: \$1,232.11
LOT(src): 21,390/0.491 (A)
LEVELS: Three Or More
GARAGE: 3/Attached
YEAR BUILT(src): 1969 (ASR)
PROP SUB TYPE: SFR/D
DAM / CDAM: 92/92
SLC: Auction
PARCEL #: 72933020
LISTING ID: PW26111576



DESCRIPTION

Set on an expansive nearly half-acre lot in one of Morgan Hill’s most sought-after neighborhoods, 17215 Copper Hill Drive presents a rare opportunity to create a truly custom luxury estate. This 6-bedroom, 3.5-bath residence spans approximately 2,934 sq ft and includes renovation plans to transform the existing H-shape architecture into a stunning modern two-story retreat. The proposed redesign opens the main living areas into a seamless great-room concept with an entertainer’s kitchen, bar, walk-in pantry, dedicated laundry room, and private first-floor suite. New sliding doors create effortless indoor-outdoor flow to expansive decks and the oversized backyard. Upstairs, the reimagined primary retreat features a private balcony, updated bath, and enhanced natural light. Situated on a 21,390 sq ft lot, the property offers exceptional space for a pool, gardens, outdoor entertaining, or potential ADU expansion. Located within the highly regarded Morgan Hill Unified School District, this offering combines vision, scale, and long-term upside in one of Santa Clara County’s most desirable communities. A rare chance to fast-track your dream estate without the delays of land acquisition and design planning.

EXCLUSIONS:

INCLUSIONS:

AREA: 699 - Not Defined
SUBDIVISION: /
COUNTY: Santa Clara
SENIOR COMMUNITY?: No
CERTIFIED 433A?: No

LIST \$ ORIGINAL: \$3,615,000
BASEMENT SQFT:
COMMON WALLS: No Common
Walls
PARKING:
HORSE:
PROBATE AUTHORITY:

SELLER WILL CONSIDER
CONCESSIONS IN OFFER: No
ROOM TYPE: Kitchen, Living
Room
EATING AREA: Area

COOLING: Central Air
HEATING: None
VIEW: Hills, Lake
WATERFRONT:
LAUNDRY: Inside

PROP SUB TYPE: Single Family
Residence (Detached)

STRUCTURE TYPE: House

COMMON INTEREST: None

INTERIOR

INTERIOR:
MAIN LEVEL BEDROOMS: 1
MAIN LEVEL BATHROOMS: 1

ACCESSIBILITY: None
APPLIANCES: Dishwasher, Disposal,
Gas Oven, Gas Range, Microwave
KITCHEN FEATURES:
BATHROOM FEATURES: Bathtub, Shower

FLOORING: Tile, Wood
ENTRY LOC/ENTRY LVL: Front/1
FIREPLACE: Living Room

EXTERIOR

EXTERIOR:
FENCING:
DIRECTION FACES:

SECURITY:
SEWER: Public Sewer

LOT: 0-1 Unit/Acre
POOL: None

PATIO/PORCH: Patio, Porch
SPA: None

BUILDING

BUILDER NAME:
MAKE:
BUILD MODEL:
TAX MODEL:

ARCH STYLE:
DOOR:
WINDOW: Double Pane
Windows

ROOF: Flat
FOUNDATION DTLS:
PROP COND:

CONSTR MTLS:
OTHER STRUCT:
NEW CONSTRUCTION YN: No

GARAGE AND PARKING

ATTACHED GARAGE?: Attached
UNCOVERED SPACES:

PARKING TOTAL: 3
REMOTES:

GARAGE SPACES: 3
RV PARK DIM:

CARPORT SPACES:

GREEN

GREEN ENERGY GEN:
WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: No

GREEN VERIFICATION: No

COMMUNITY

HOA FEE: **\$1056/Annually**
 HOA FEE 2:
 HOA FEE 3:
 OTHER FEES:
 COMMUNITY: **Lake, Suburban**

HOA NAME: **Holiday Estates
 Maintenance Homeowners
 Association**
 HOA NAME 2:
 HOA NAME 3:
 HOA AMENITIES: **Playground**

HOA PHONE: **877-904-3080**
 HOA PHONE 2:
 HOA PHONE 3:

OF UNITS: **1**
 # UNITS IN COMMUNITY:
 STORIES TOTAL: **3**

HOA MANAGEMENT NAME: **Common Interest Management Services**
 HOA MANAGEMENT NAME 2:
 HOA MANAGEMENT NAME 3:

LAND

LAND LEASE?: **No**
 PARCEL #: **72933020**
 ADDITIONAL APN(s): **No**

LAND LEASE AMOUNT:
 LAND LEASE AMT FREQ:
 LAND LEASE PURCH?:
 LAND LEASE RENEW:
 LAND LEASE EXP DATE:

UTILITIES: **Electricity
 Available, Sewer Available,
 Water Available**
 ELECTRIC:
 WATER SOURCE: **Public**
 LOT SIZE DIM:
 ASSESSMENTS: **None**

TAX LOT: **116**
 TAX BLOCK:
 TAX TRACT #:
 ZONING:
 TAX OTHER ASSESSMENT: **\$170**
 TAX OTHER ASSESS SOURCE: **Estimated**

SCHOOL

HIGH SCHOOL DISTRICT: **Morgan Hill
 Unified**
 HIGH SCH DIST SOURCE:

ELEMENTARY:
 ELEM SOURCE:
 ELEMENTARY OTHER:

MIDDLE/JR HIGH:
 MIDDLE/JR SOURCE:
 MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:
 HIGH SOURCE:
 HIGH SCHOOL OTHER:

LISTING

DATES

BAC:
 BAC RMRKS:
 DUAL/VARI COMP?: **Yes**
 LEASE CONSIDERED?: **No**
 CURRENT FINANCING:
 POSSESSION:
 SIGN ON PROPERTY?:
 CONTINGENCY LIST:

TERMS: **Cash, Cash to New Loan**
 LIST AGRMT: **Exclusive Right To Sell**
 LIST SERVICE: **Full Service**
 AD NUMBER:
 DISCLOSURES:
 INTERNET, AVM?/COMM?: **Yes/Yes**
 INTERNET?/ADDRESS?: **Yes/Yes**
 NEIGHBORHOOD MARKET REPORT YN?: **Yes**

LIST CONTRACT DATE: **05/13/26**
 START SHOWING DATE:
 ON MARKET DATE: **05/22/26**
 PRICE CHG TIMESTAMP:
 STATUS CHG TIMESTAMP: **05/22/26**
 MOD TIMESTAMP: **08/22/26**
 EXPIRED DATE: **05/12/27**
 PURCH CONTRACT DATE:
 ENDING DATE:

CONTINGENCY:

PRIVATE REMARKS: Property is being offered via auction. The list price represents the starting bid and may not reflect the final sale price. Auction bidding is scheduled to begin on October 1, 2026 at 08:00 12:00 PST. Please contact Listing Agent for full auction terms and conditions. <https://17215copperhilldrive.com>

SHOWING INFORMATION

SHOW CONTACT TYPE: **Other**
 SHOW CONTACT NAME:
 SHOW CONTACT PH:

LOCK BOX LOCATION: **None**
 LOCK BOX TYPE: **None**

OCCUPANT TYPE: **Vacant**
 OWNER'S NAME:

SHOW INSTRUCTIONS: **Property is being offered via auction.**

DIRECTIONS: **Live Oak Ave to the North, California Ave -South, Anderson Lake - East, Oak Glen Ave to the West**

AGENT / OFFICE

CONTACT PRIORITY

LA: **(PWTHAONGU) Thao Nguyen**
 CoLA:
 LO: **(PB20347) Century Financial Group, Corp.**
 LO PHONE: **442-386-2495**
 CoLO:
 CoLO PHONE:

LA State License: **01499503**
 CoLA State License:
 LO State License: **01930905**
 LO FAX: **714-892-0222**
 CoLO State License:
 CoLO FAX:
 Offers Email: **tdpnguyen88@gmail.com**

1.LA CELL: