

# Permitted 2-BD ADU Flexible Living Space

1341 Flickinger Avenue  
San Jose, CA 95131  
BERRYESSA



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The fully permitted 2-bedroom ADU (approximately 468 Square Feet) offers independent living flexibility within the property's certified footprint. Potential uses include multigenerational living, guest accommodations, executive workspace, caregiver quarters, or long-term rental opportunity (buyer to verify local ordinances and market conditions). **Separate entrance, independent electrical and climate systems allow functional separation while maintaining cohesive design.** This configuration allows occupants to enjoy independent living while remaining part of the same property.

## WHAT DISTINGUISHES THIS ADU

- Fully permitted accessory dwelling unit (ADU) – finalized by the City of San Jose February 2026
- Ground-up construction – not a garage conversion
- 2 bedrooms | 1 bathroom layout for flexible living
- Approximately 468 SF of permitted living space
- Independent electrical panel separate from the main home
- Independent HVAC system separate from the main home
- Energy-efficient windows and upgraded insulation
- Private entrance for added flexibility and privacy
- Ideal for extended family, guests, home office, or flexible living needs
- Warranty documentation available

For full disclosure package, contact:  
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