



540





**LIVING ROOM**

Vaulted open beam ceiling • Oak floor • Tile fireplace • Built-in bookcases





**DINING ROOM**

Recessed lighting • Stained wood doors





**KITCHEN**

Open beams • Stainless appliances • Tile counter tops • Stained wood cabinets





**BEDROOMS** Wood trim & doors



**BEDROOM** Carpeted floor • Recessed lighting



# 540 IRVEN CT • PALO ALTO

## Home Features

- Living space: 2,241 sq.ft.
- Lot size: 5,780 sq.ft.
- 3 bedrooms, 1 bath (main floor)
- Master suite upstairs with walk-in cedar closet
- 2nd upstairs room ... use as office, bedroom etc.
- Briones Elementary, Fletcher Middle, Gunn High

## Kitchen

- Stainless steel appliances
- Free standing gas range
- Stained wood raised panel cabinets
- Spice drawers
- Tile counter tops with decorative apron
- High hand painted tile back splash
- Glass paned china cabinets
- Tile floor

## Living Room

- Storybook, vaulted, exposed beam, ceiling

- Oak floor
- Wood burning fireplace with delightful tile surround, tile hearth & wood mantel.
- Built-in wood bookshelves
- Wrought iron wall sconces
- Arched passageway

## Bathrooms

- Shower over tub with glass-block splash wall and tile surround
- Tile floor
- Stained wood vanities with tile counter-top and ceramic sinks

## Exterior

- Hand troweled stucco
- Partially walled front patio
- Backyard gazebo
- Large back yard patio, garden lighting
- No through traffic
- 2 car garage

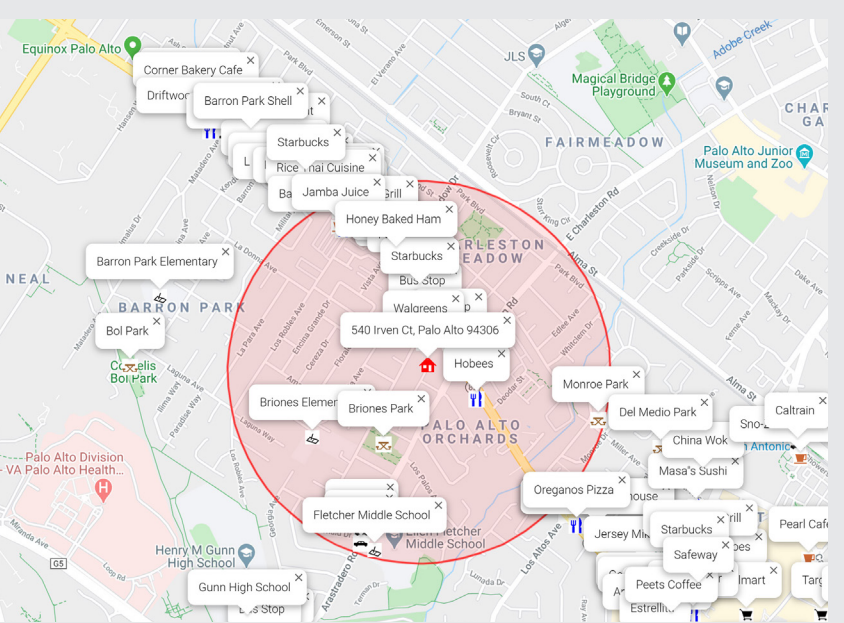
## NEARBY ATTRACTIONS

### Short walk to:

- Starbucks
- Jamba Juice
- Hobees
- Honey Baked Ham
- Fuki Sushi
- Briones Elementary
- Fletcher Middle

### Moderate walk to:

- Safeway
- Chef Chu
- Armadillo Willys
- Estrellita
- The Counter
- Peets Coffee
- Briones Park
- Gunn High
- San Antonio Center
- Caltrain

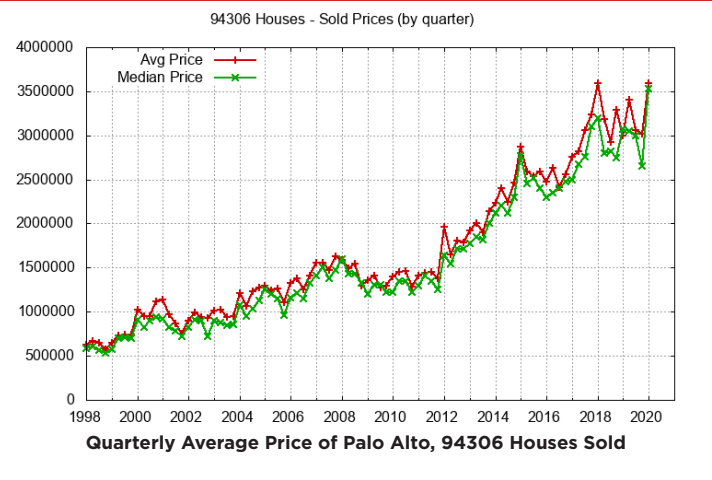


\*Red circle marks 0.5 miles around 540 Irven Ct, Palo Alto 94306

## STATISTICS

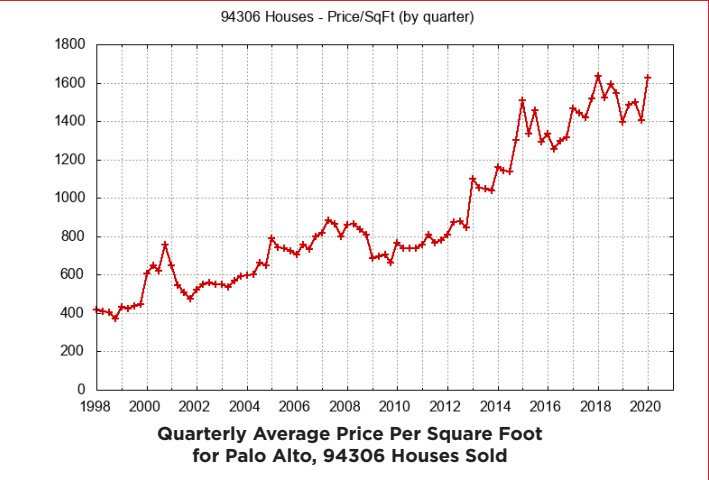
### Average and Median Home Price of 94306 Palo Alto Houses Sold

When trying to understand 94306 Palo Alto neighborhood values for houses the first and most often real estate trend looked at is either average or median house sales price. The average price can be pushed up by a particularly expensive house being sold. Much less often an especially low price for one or more houses can push the average price down. By looking at both average and median price a quick judgment can be made about any unusually high or low prices.



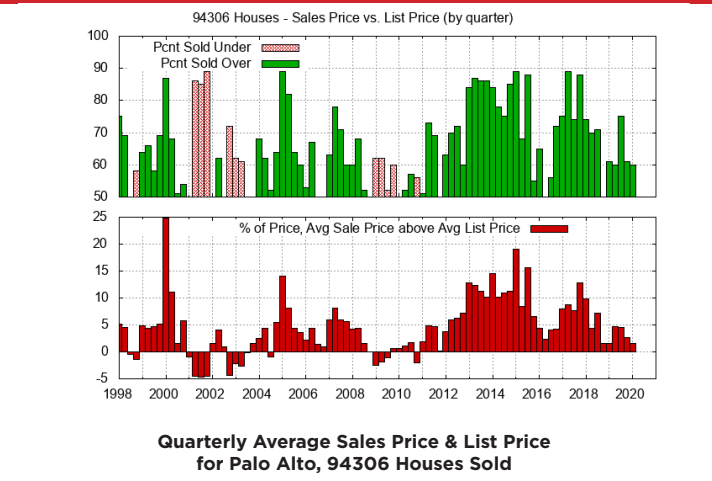
### Price Per Square Foot for 94306 Palo Alto Houses Sold

The sales price of a 94306 Palo Alto house is affected by its size. Looking at price per square foot gives a partial adjustment for differences between houses. Furthermore if you look at the average size of a 94306 Palo Alto house sold you will see that it varies with time. Part of the variation is due to the random nature of which houses are being sold but the trend is for an increase in size with time because when a house is replaced with a newer house, the newer house is almost always larger.



### Sales Price vs. List Price for 94306 Houses Sold

Home buyers and sellers want to know the typical relationship between list price and sales price. This relationship varies with city and time. The plots below show trends for this relationship using color coding which generally highlights changes in the market. More 94306 Palo Alto homes being sold over list price is a very good indicator of rising home prices. More homes being sold under list price is a very good indicator of falling home prices.



### Number of 94306 Palo Alto Houses Sold

A quick estimate of how active the 94306 Palo Alto real estate market is, can be found by looking at the number of houses sold. Locally there is a strong seasonal change in the number of houses sold. The lowest number of houses sold typically occurs around December & January. The highest number of houses sold typically occurs around May. Price changes do not track the seasonal change in the number of houses sold.

