



JLEE REALTY



470 RUTHVEN AVE
PALO ALTO

BEAUTIFUL NEWER CUSTOM-BUILT DOWNTOWN PALO ALTO HOME

This beautiful newer two story, four bedroom, 3.5 bath, home is in a prime downtown Palo Alto location. A classic timeless design with modern luxury features will make you, your family, and your guests feel like you have walked into a delightful luxurious home that will be cherished forever.

An oval leaded glass paneled hardwood door with two leaded glass sidelights welcomes you to this home. The foyer greets you with a modern crystal chandelier hanging from the high ceiling, on the right side, an arched passageway and arched window open to the spacious living room, on the left is a room which can be either an office or a guest bedroom, while straight ahead is a hallway opening up to the rest of the main floor.

For many people, the spacious well equipped kitchen at the back of the home with its spacious informal dining area will be what stands out. With a delightful covered patio to its side and windows looking out to the large back yard, this room could be the center of life in your home.

A stairway in the middle of the house takes you up to the three bedrooms and two baths on the upper floor. The upstairs landing looks down to the foyer. If you like shoes, the lighted shoe shelves in the Italian master bedroom closet are irresistible. The master suite's bath is filled with natural light providing a spa like setting for soaking in the tub or getting ready for your day.



4 bedrooms
3.5 bathrooms
Living space: 2,617 sq.ft.
Lot size: 7,000 sq.ft.
PRICE UPON REQUEST

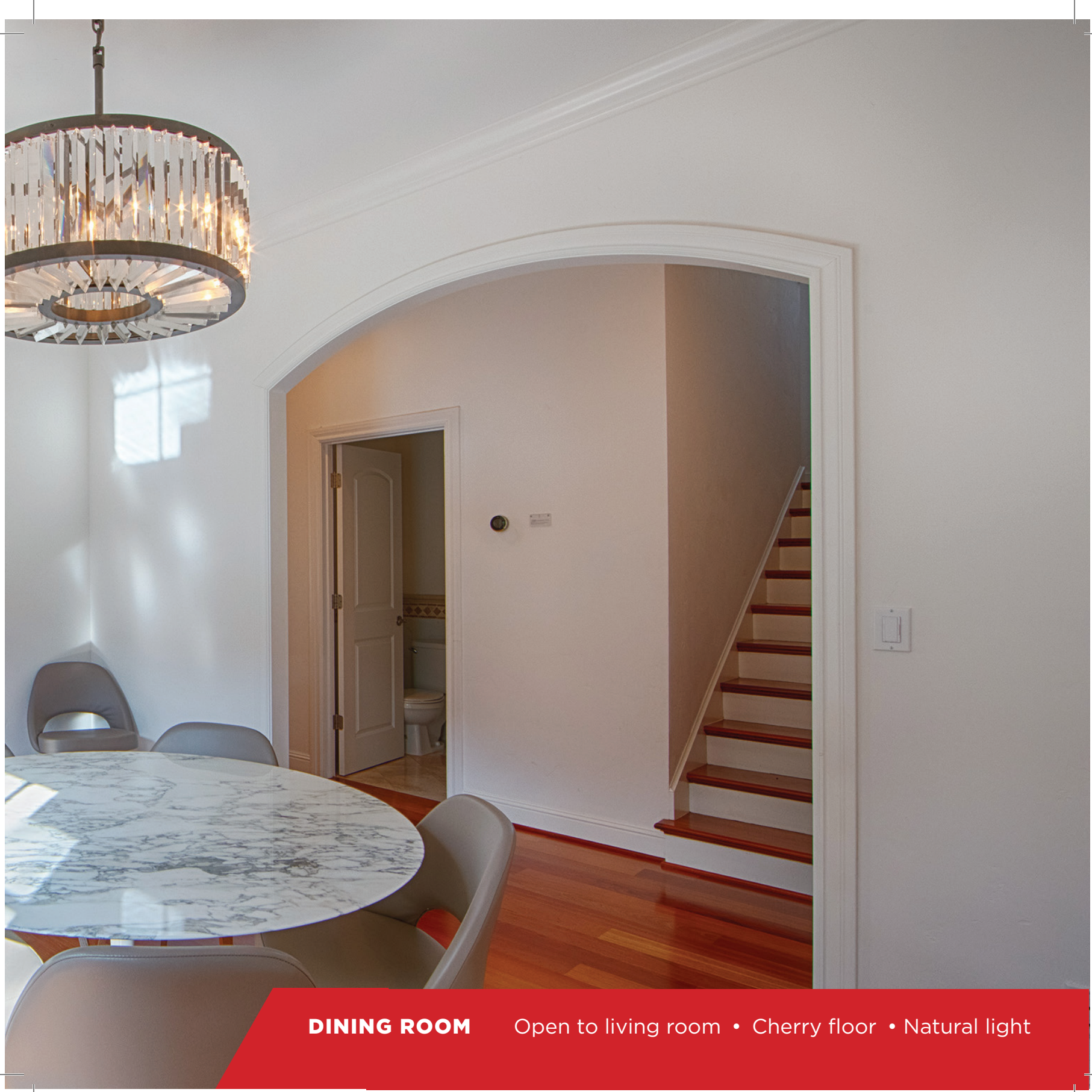




LIVING ROOM

Fireplace • European cherry floor • Skylight • Recessed lighting





DINING ROOM

Open to living room • Cherry floor • Natural light





KITCHEN

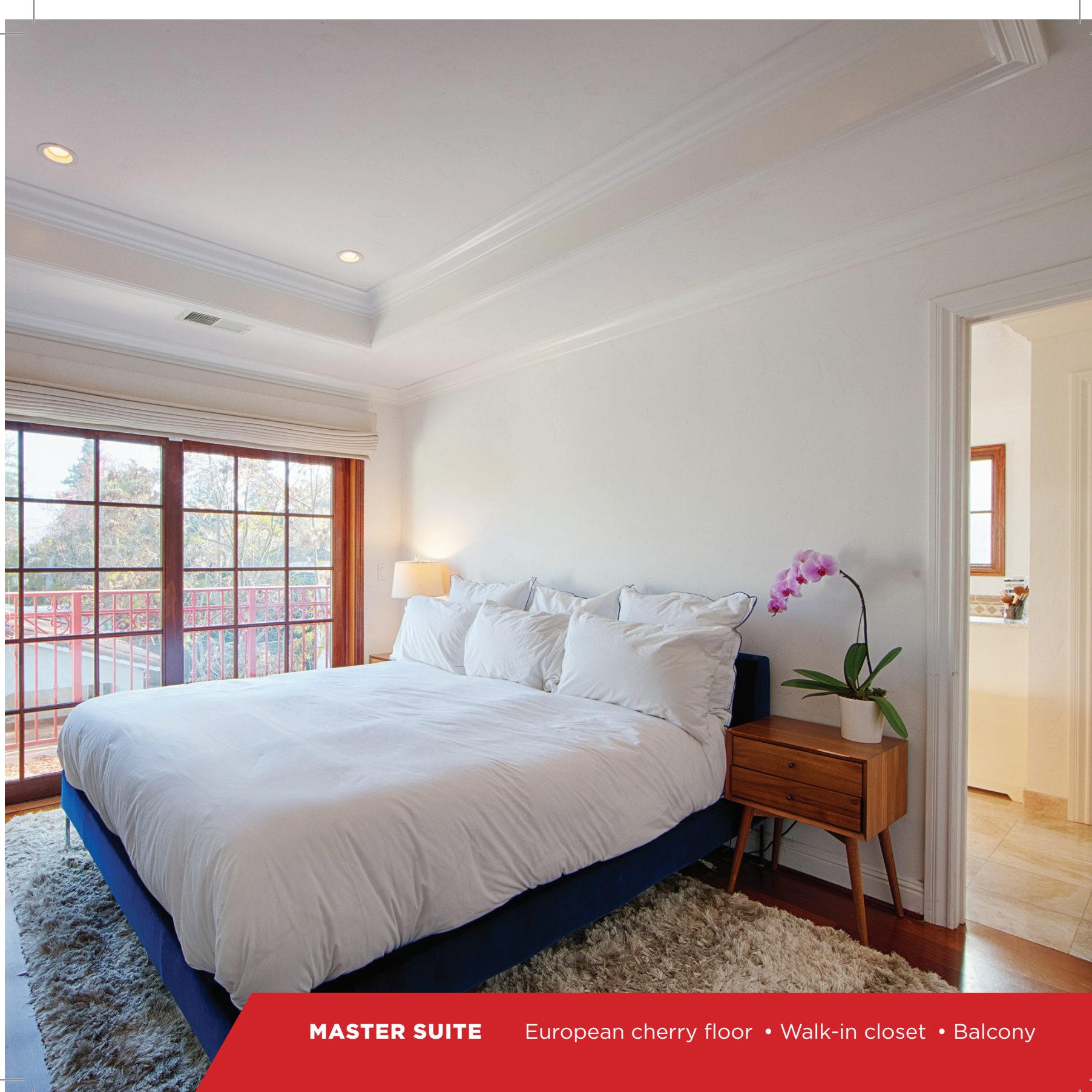
Open to breakfast area • Granite counter tops • Cherry floor



MASTER SUITE

Lighted shelves





MASTER SUITE

European cherry floor • Walk-in closet • Balcony

470 RUTHVEN AVE • PALO ALTO

Home Features

- Living space: 2,617 sq.ft.
- Lot size: 7,000 sq.ft.
- 4 bedrooms, 3.5 bathrooms
- European cherry cabinets and floors throughout
- Crystal chandeliers in entry, dining room, and breakfast room
- Hardwood framed windows
- 360° view security system
- Addison Elementary, Greene Middle, Palo Alto High

Kitchen

- Thermador built-in stainless steel appliances
- Expansive wall unit freezer/fridge with 98 bottle storage
- Smooth surface electric cooktop
- European cherry recessed panel hardwood cabinets
- Granite slab counter tops (large island is one-piece)
- High granite back splash
- European cherry wood floor

Living Room

- Vaulted ceiling with skylight and recessed lighting
- European cherry wood floor
- Fireplace with hardwood surround and tile hearth
- View of front and side yards
- Large arched passageway to dining room
- Arched passageway to foyer

Master Suite

- High coved ceiling
- Wood floor
- Windows looking out over balcony and backyard towards downtown
- Walk-in closet, lighted shoe shelves
- Hardwood vanity with granite countertop and dual recessed sinks
- Marble bathroom floor
- Large jetted tub with marble & tile surround
- Spacious glass doored shower with marble surround (with decorative design inset)

*First sold: 2013. Occupancy certificate issued 2011. Builder offered the home for sale as early as possible. Continued working on home installing appliances etc. after occupancy certificate was issued.

NEARBY ATTRACTIONS

Short walk to:

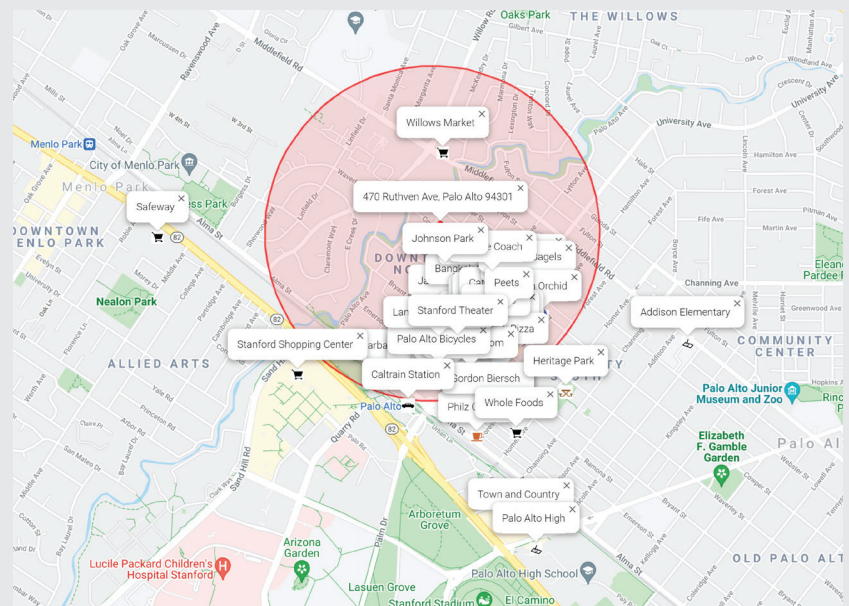
- Downtown Palo Alto
- Stanford Shopping Center
- Tamarine
- Mademoiselle Colette
- Il Fornaio
- ROOH
- Hana Haus
- Cafe Venetia
- YAYOI
- Tai Pan
- Burma Ruby
- Nola
- Osteria Toscana
- Palo Alto Creamery
- Nobu
- Starbucks

Moderate walk to:

- Town & Country
- Trader Joes
- Sushi House
- Douce France
- Roost & Roast
- Asian Box
- Poke House
- Teleferic Barcelona
- Safeway

Short bike ride to:

- Stanford University

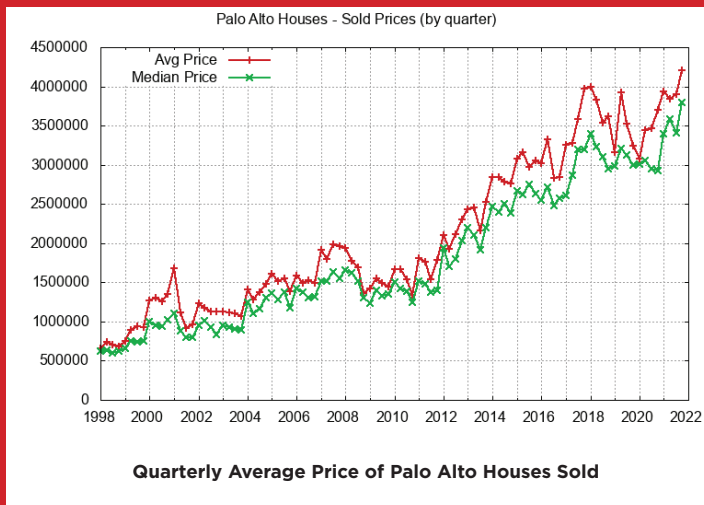


*Red circle marks 0.5 miles around 470 Ruthven Ave, Palo Alto 94301

LOCAL REAL ESTATE TRENDS

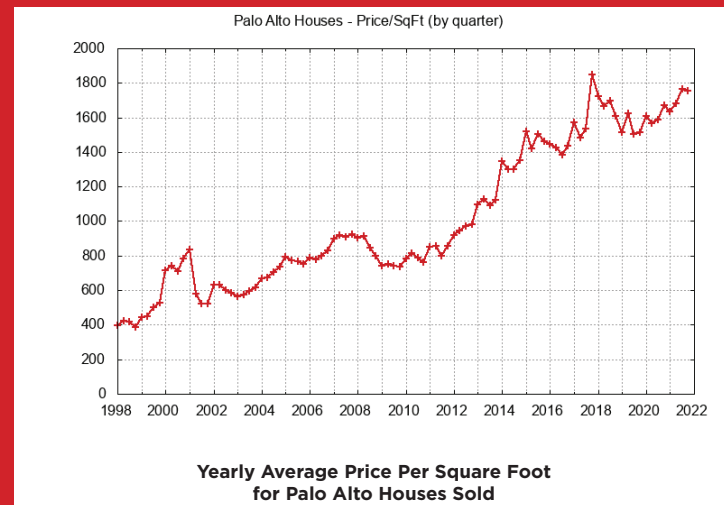
Average and Median Home Price of Palo Alto Homes Sold

When trying to understand Palo Alto neighborhood values for homes the first and most often real estate trend looked at is either average or median home sales price. The average price can be pushed up by a particularly expensive home being sold. Much less often an especially low price for one or more homes 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.



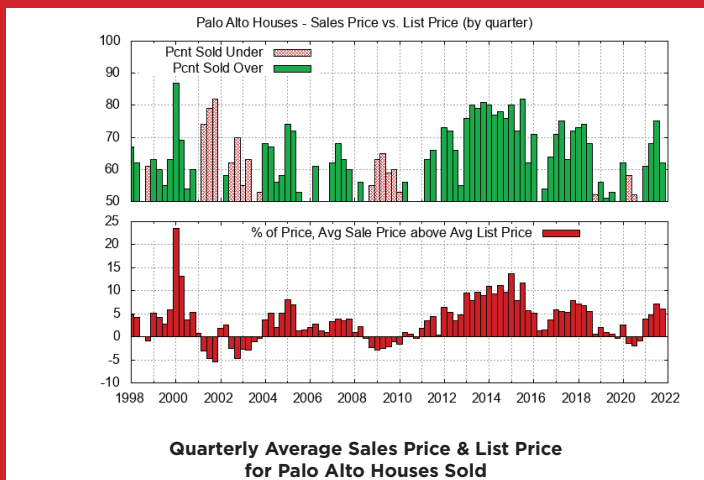
Price Per Square Foot for Palo Alto Homes Sold

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



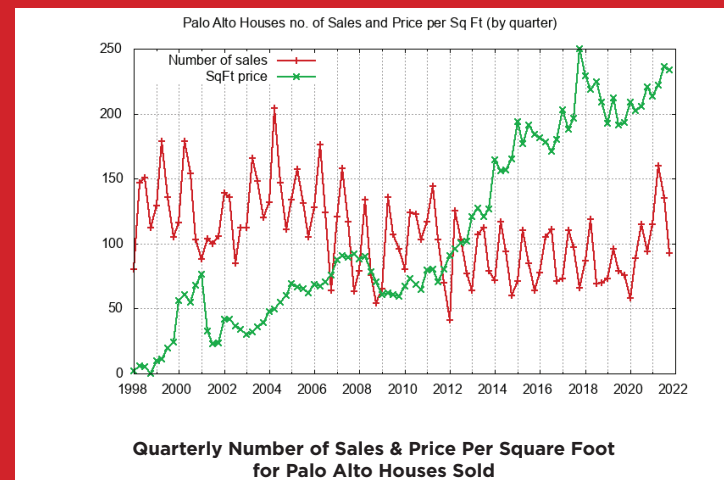
Sales Price vs. List Price for Palo Alto Homes

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 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 Palo Alto Homes Sold

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







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"I believe honesty, integrity, hard work, commitment and creativity are all necessary to craft a truly successful real estate transaction."



Juliana Lee 李文

MBA/LL.B.

Team Leader/Broker

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Over 30 Years of Experience in 30+ Silicon Valley cities