



JLEE REALTY



765 SAN ANTONIO RD #15
PALO ALTO

RARE 3 BEDROOM, END UNIT, PALO ALTO CONDO IN THE GREENHOUSE II COMPLEX

This wonderful 3 bedroom home gives you space, convenience, and saves your time. A delightful balcony, the surrounding open common space, and the nearby parks give you many choices for outdoor activities. It is located within walking distance of shopping centers and has easy access to commute routes,

The kitchen features beautiful stained wood cabinets, several with glass paneled doors, a wood floor, concrete counter tops, high tile backsplash, and more. The dining room is open to both the kitchen and the living room.

All 3 bedrooms are good sized, two with carpeted floors the third with a wood floor. Both bathrooms are updated and feature tile floors, stained wood vanities with one-piece synthetic counter tops and recessed sinks.

3 bedrooms

2 bathrooms

Living space: 1,212 SQ.FT.

End unit at end of short court

PRICE UPON REQUEST









LIVING ROOM

Wood floor • Walk out to balcony • Open to dining room





DINING ROOM

Open to kitchen • Wood floor • Light filled





KITCHEN

Open to dining room • Concrete counter tops • High tile backsplash



Master Bath

Walk-in shower



MASTER SUITE

Carpeted floor • Walk-in + sliding door closets

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Home Features

- Living space: 1,212 sq.ft.
- 3 bedrooms, 2 bathrooms
- Located at end of short courtyard in complex, away from traffic
- Fairmeadow Elementary, JLS Middle, Gunn High

Kitchen

- Stainless steel appliances
- Smooth top electric range
- Recessed panel, stained wood, cabinets
- Concrete counter tops
- High tile back splash
- Wood floor

Living Room

- Arched passageway to dining room
- Wood floor
- Sliding glass doors leading out to balcony
- View of swimming pool in distance

Master Suite

- Carpeted floor
- Windows looking out to common area behind unit
- Walk-in closet plus sliding door closet
- Recessed panel, stained wood, vanity with one piece synthetic counter-top and recessed sink
- Tile bathroom floor
- Large walk-in sliding glass door shower with tile surround

Exterior

- Stucco exterior
- Landscaped yards on two sides with lawn, shrubs, and trees
- Balcony looking across open area to community pool
- Garage beneath unit (1 space in garage, 1 space in open area in front of garage)

NEARBY ATTRACTIONS

Short walk to:

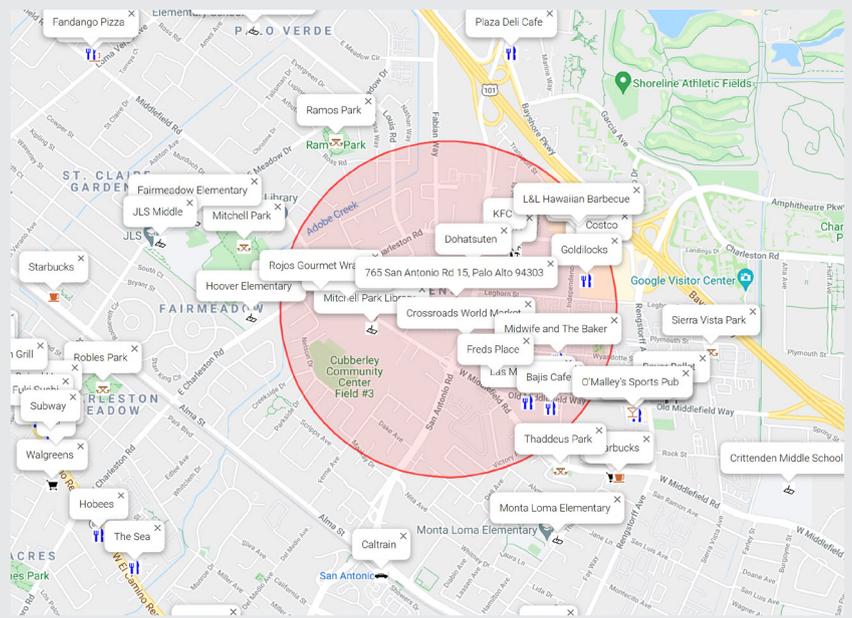
- Charleston Shopping Center
- Peets Coffee
- Rojos Gourmet Wraps
- Green Elephant
- Crossroads World Market
- Dohatsuten
- Chipotle
- Starbucks
- Los Altos Taqueria
- Mitchell Park Library
- Cubberley Community Center

Moderate walk to:

- Starbucks Coffee
- Mitchell Park
- Fairmeadow Elementary
- JLS Middle
- Hobees
- Caltrain
- Shoreline Park
- Googleplex

Short bike ride to:

- Many High Tech Employers
- San Antonio Shopping Center

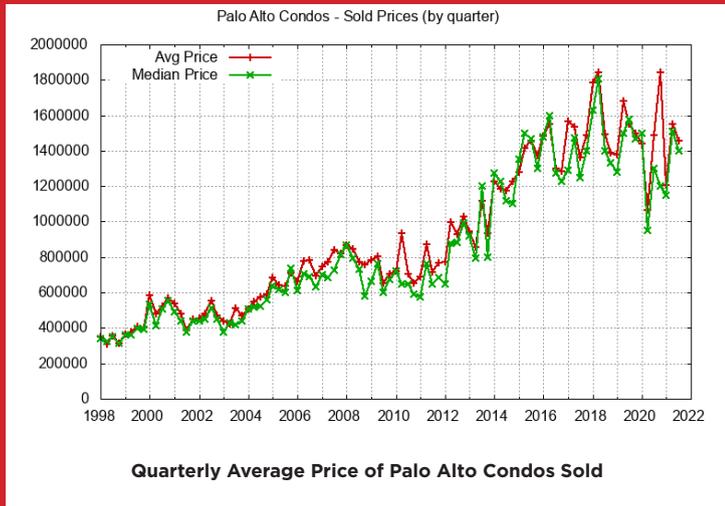


*Red circle marks 0.5 miles around 765 San Antonio Rd #15, Palo Alto 94303

LOCAL REAL ESTATE TRENDS

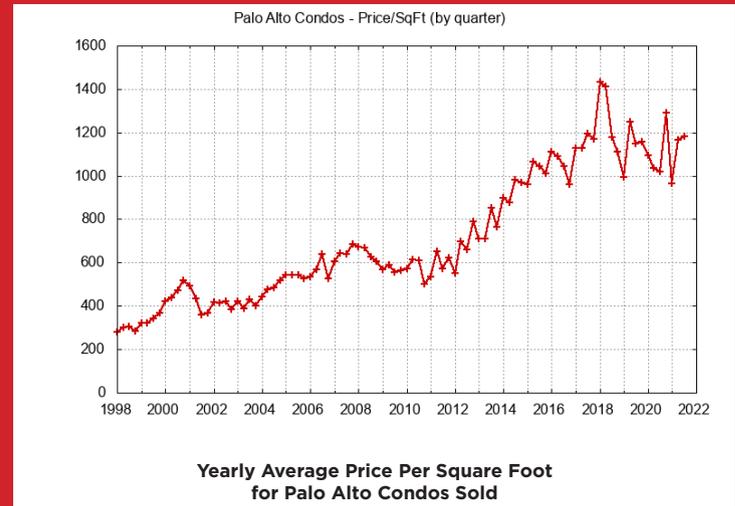
Average and Median Home Price of Palo Alto Condos Sold

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 Condos 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.



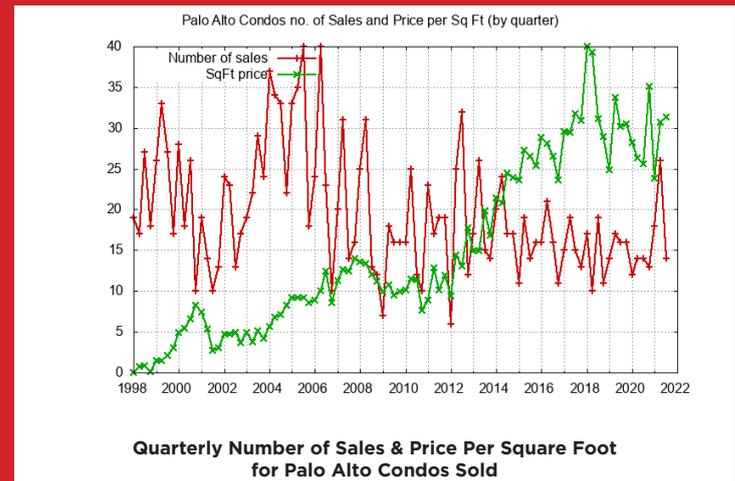
Sales Price vs. List Price for Palo Alto Condos

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 Condos 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

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李文房地產做的最好

Over 30 Years of Experience in 30+ Silicon Valley cities