



JLEE REALTY



**1014 WINDERMERE AVE**  
MENLO PARK

# BEAUTIFUL UPDATED 4 BEDROOM MENLO PARK HOME

This beautiful, updated, 4 bedroom, 2.5 bath, home is bright and cheerful. It has a studio cottage in the backyard which is ideal for working from home.

The modern kitchen features stainless steel appliances, quartz style counter tops, high subway tile backsplash, and ample storage space. The living room welcomes you and your guests with a fireplace, wood floor, windows front and back, and a large passageway open to the formal dining room.

A family room at the back of the home can double as a great media room. The studio in the backyard has a wood plank floor, numerous windows, and provides a delightful work-from-home office.

The three upstairs bedrooms each have a bay window, recessed lighting, and oak floors.

4 bedrooms

2.5 bathrooms

Living space: 1,950 SQ.FT.

Lot size: 5,750 SQ.FT.

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**PRICE UPON REQUEST**









## LIVING ROOM

Bay window • Fireplace • Hardwood floor • Recessed lighting





**DINING ROOM**

Large skylight • Hardwood floor





## KITCHEN

Gas range • Quartz style counter tops • Stained wood cabinets



**BEDROOMS** Light filled



**MASTER SUITE**

Carpeted floor • Huge windows bringing outside indoors

# 1014 WINDERMERE AVE • MENLO PARK

## Home Features

- Living space: 1,950 sq.ft.
- Lot size: 5,750 sq.ft.
- 4 bedrooms, 2.5 bathrooms
- Backyard studio
- Laurel Elementary, Hillview Middle, Menlo-Atherton High

## Kitchen

- Stainless steel appliances
- Free standing gas range
- Recessed panel, stained wood cabinets
- Quartz style counter tops
- High subway tile back splash
- Oak floor

## Living Room

- Recessed lighting
- Oak floor
- Fireplace with block surround and hearth
- View of front yard and small sheltered patio

## Master Suite

- Recessed lighting
- Carpeted floor
- Huge windows looking out to back yard
- Walk-in closet
- Stained wood vanity with quartz style counter-top and two recessed sinks
- Polished stone tile bathroom floor
- Large walk-in shower with sliding glass doors

## Exterior

- Stucco exterior
- Landscaped front yard with picket fence, paving stone walkway, lawn, Japanese maple, roses, and more
- Fenced back yard with lawn, large patio, studio, and shade trees
- Working well for landscape water

## NEARBY ATTRACTIONS

### Short walk to:

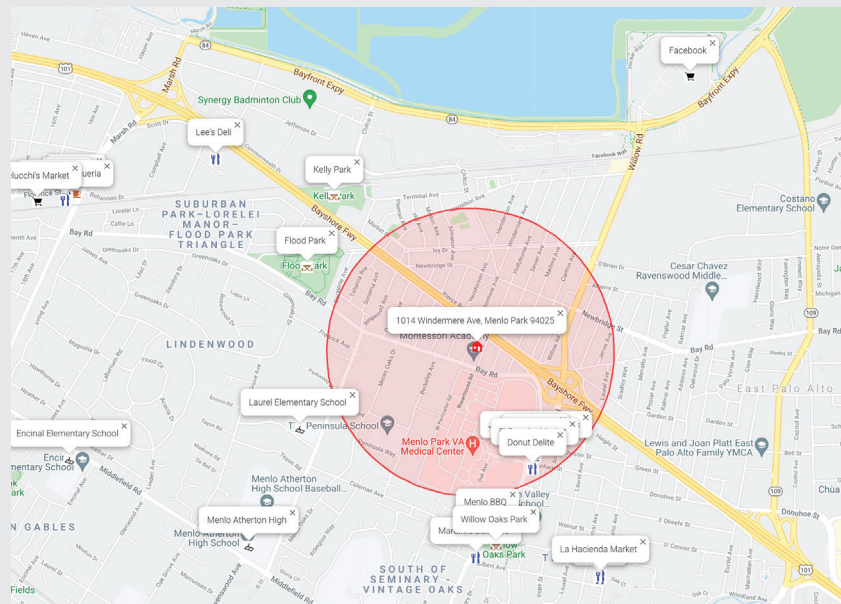
- El Rancho Market
- Tony's Pizza
- Jonathan's Fish & Chips
- Donut Delite

### Short bike ride to:

- Downtown Menlo Park
- Facebook

### Moderate walk to:

- Menlo BBQ
- Flood Park
- Willow Oaks Park
- Mardini's Deli Cafe
- La Hacienda Market
- Cafe Zoe
- Laurel Elementary
- Menlo-Atherton High
- Willows Market

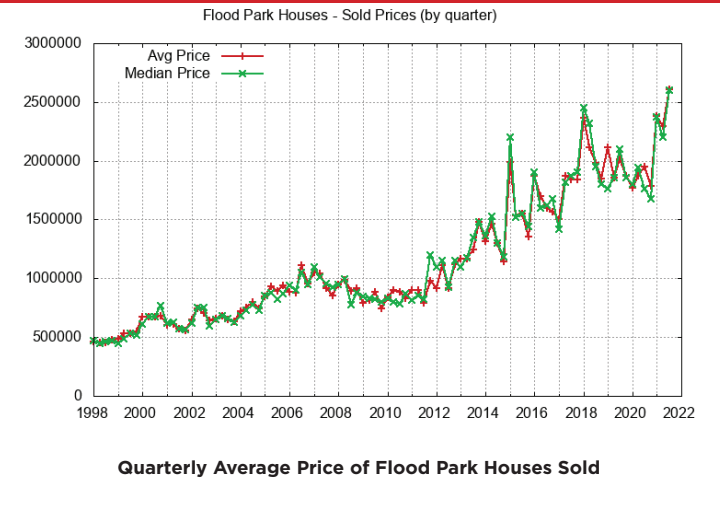


\*Red circle marks 0.5 miles around 2342 Middlefield Rd, Palo Alto 94301

# LOCAL REAL ESTATE TRENDS

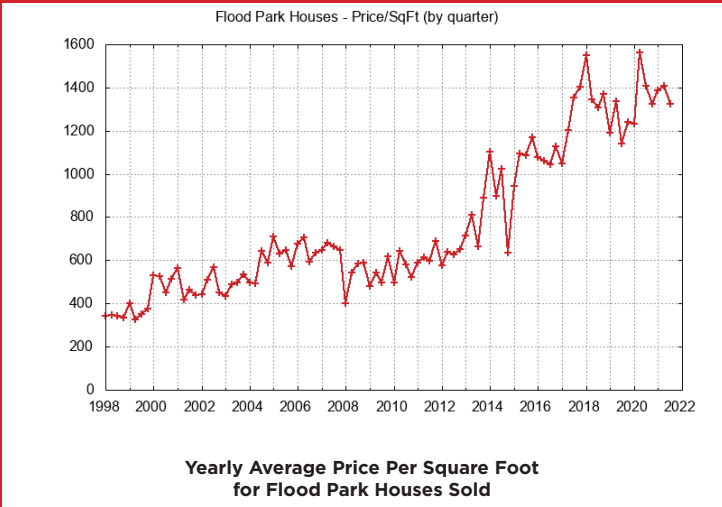
## Average and Median Home Price of Flood Park Houses Sold

When trying to understand Flood Park 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.



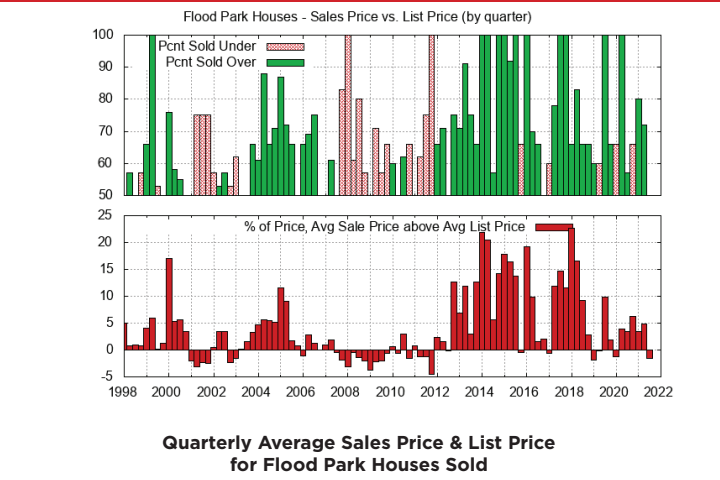
## Price Per Square Foot for Flood Park Houses Sold

The sales price of a Flood Park 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 Flood Park 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.



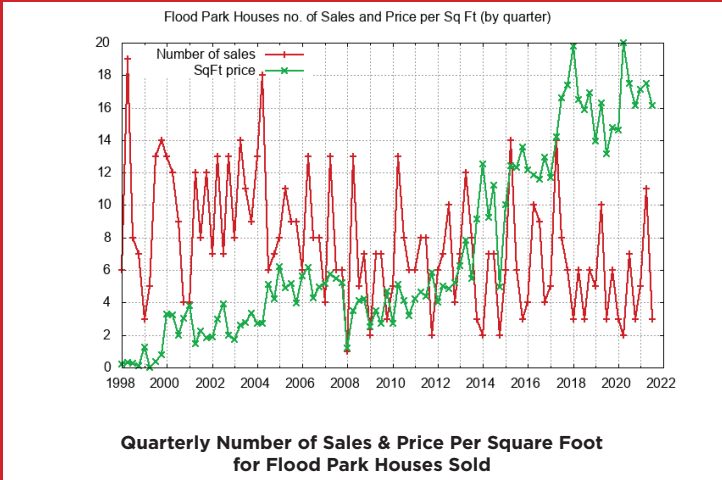
## Sales Price vs. List Price for Flood Park Houses Sold

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 Flood Park 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 Flood Park Houses Sold

A quick estimate of how active the Flood Park 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."*



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Over 30 Years of Experience in 30+ Silicon Valley cities