



JLEE REALTY



956 MOUTON CIR
EAST PALO ALTO 94303

LARGE MODERN HOUSE IN UNIVERSITY SQUARE, BUILT IN 2000

This delightful and spacious home, located in the University Square development, is within bicycling distance of both Meta and Google. Positioned at the middle of a U-shaped street, there is very little traffic. The large commercial center containing IKEA, Home Depot, Nordstrom Rack, and more, is about 4 blocks away. Downtown Palo Alto is about 2 miles away.

The recently remodeled kitchen has a large center island, ample cheerful white cabinets, modern appliances, and is open to the family room. The family room has a gas fireplace and a sliding glass door leading out to the backyard patio. All four bedrooms are located upstairs, as is the convenient laundry room. The primary suite has a vaulted ceiling, walk-in closet, dual-sink vanity, stall shower, and a spa tub.

4 bedrooms

2.5 bathrooms

Living space: 2,350 SQ.FT.

Living room + family room

Built 2000, remodeled kitchen

PRICE UPON REQUEST



Juliana Lee Team
650-857-1000

JulianaLee.com/956moutoncir







DINING ROOM

Open to living room • Wood floor





LIVING ROOM

View of front yard • Open to dining





KITCHEN

High backsplash • Gas range • Wood floor





PRIMARY SUITE

Walk-in closet • Wood floor • Tub & Shower

956 MOUTON CIR • EAST PALO ALTO

Home Features

- Living space: 2,350 sq.ft.
- Lot size: 2,937 sq.ft.
- 4 bedrooms, 2.5 bathrooms
- Los Robles - McNair Elementary, Ravenswood Middle, East Palo Alto Academy High

Kitchen

- Stainless steel appliances
- Stainless steel and black gas range
- White recessed panel cabinets
- Quartz counter tops
- High back splash
- Wood plank floor

Living Room

- Open to dining room
- Wood plank floor
- View of front and side yards

Family Room

- Open to kitchen
- Wood plank floor
- Fireplace
- Sliding glass door to patio

Primary Suite

- Vaulted ceiling
- Wood plank floor
- Windows looking out down driveway to street
- Walk-in closet
- Dark recessed panel vanity with quartz counter-top and two recessed sinks
- Tile bathroom floor
- Tub with synthetic surround
- Large glass doored shower with synthetic surround

Exterior

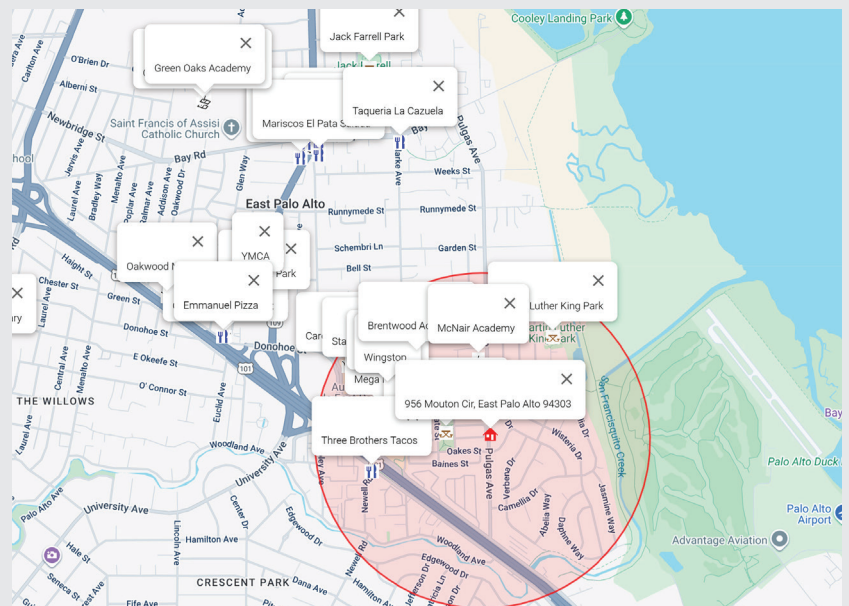
- Wood exterior, mostly shiplap, but lower front has board and batten
- Small landscaped front yard with lawn and hedge
- Fenced back yard with patio

NEARBY ATTRACTIONS

Short walk to:

- University Square Park
- Home Depot
- Oceanna's Cafe
- Mega Mart
- Nordstrom Rack
- Togo's Sandwiches
- Starbucks
- Cardenas Markets
- McDonalds
- IKEA
- Tocos y Hamburguesas
- Las Michoacanitas
- Pal Market
- Mariscos El Pata Salada
- Taqueria La Cazuela
- Bay Trail
- The Market at Edgewood
- Chef Zhao Kitchen

- House of Bagels

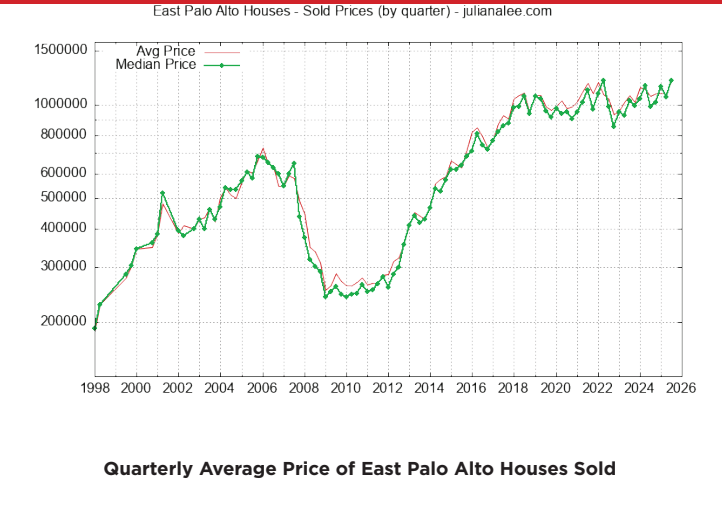


*Red circle marks 0.5 miles around 956 Mouton Cir, East Palo Alto 94303

LOCAL REAL ESTATE TRENDS

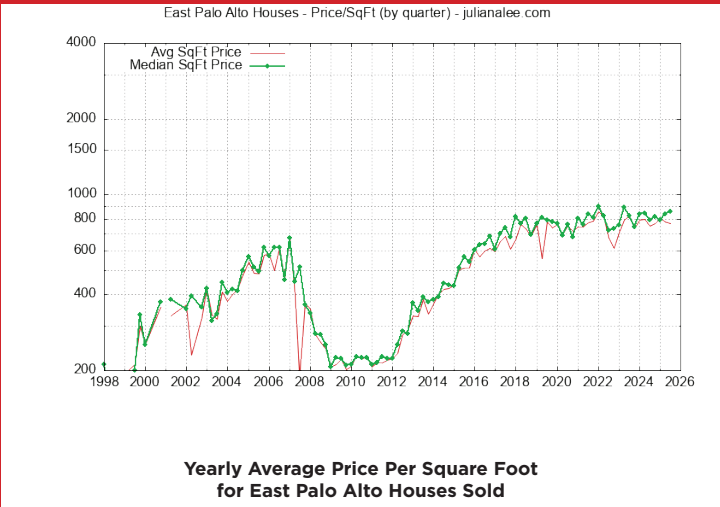
Average and Median Home Price of East Palo Alto Houses Sold

When trying to understand East 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.



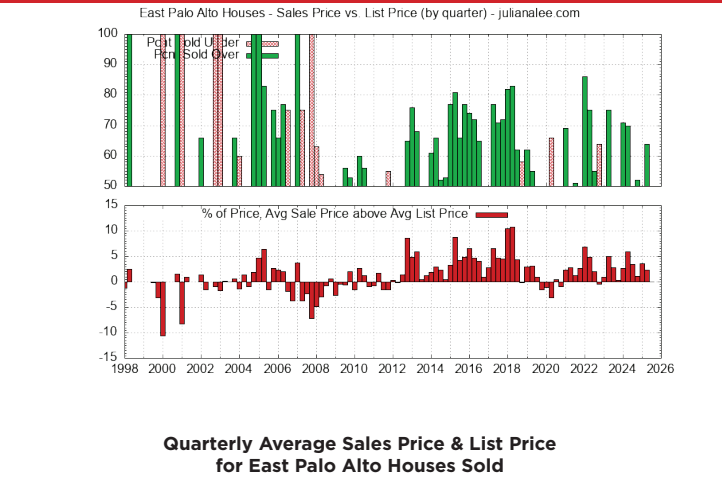
Price Per Square Foot for East Palo Alto Houses Sold

The sales price of a East 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 East 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.



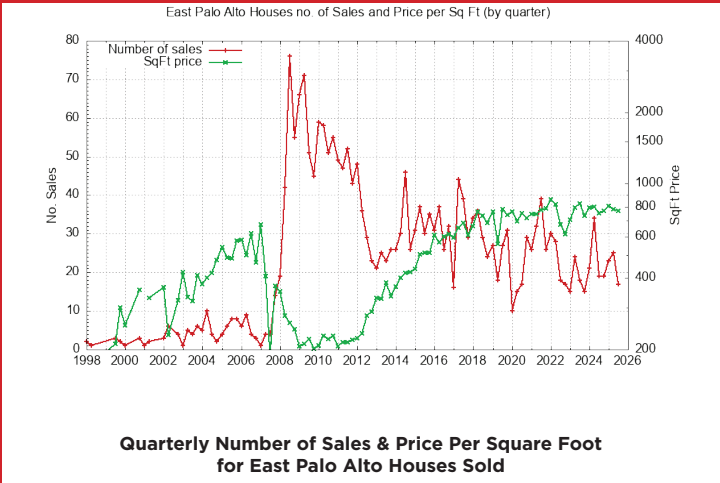
Sales vs. List Price for East Palo Alto Houses

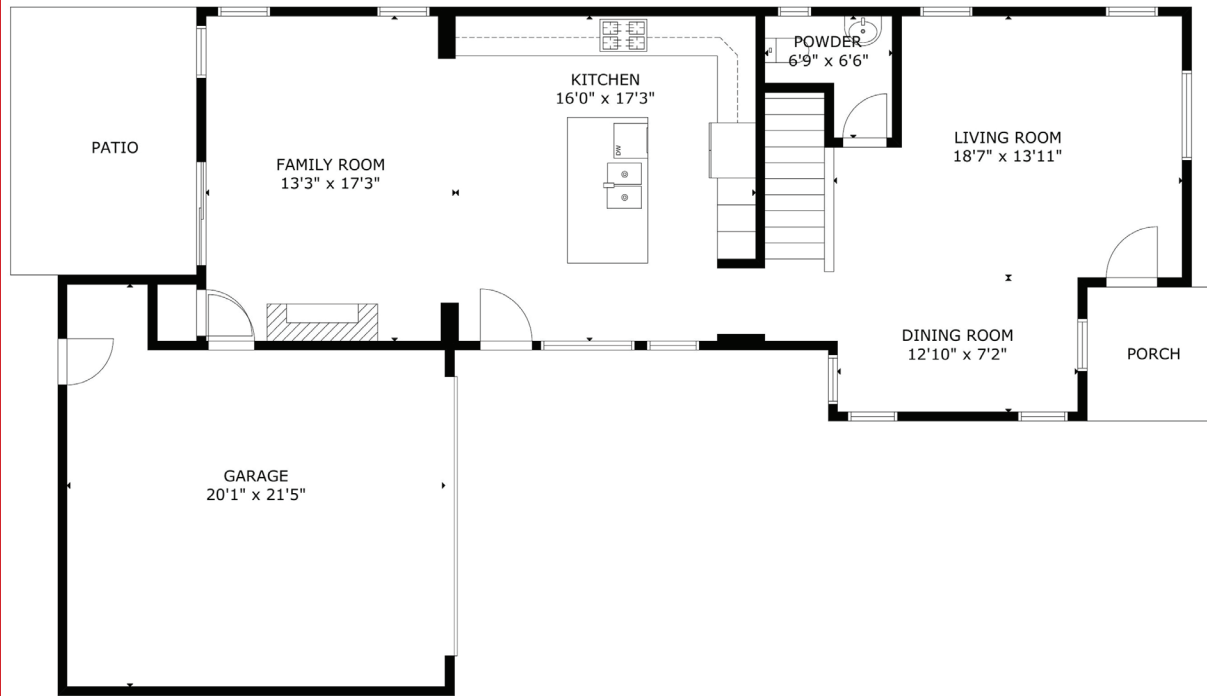
Home buyers and sellers want to know the typical relationship between list price and sales price. This relationship varies with city and time. The plots below show trends for this relationship using color coding which generally highlights changes in the market. More East Palo Alto being sold over list 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 East Palo Alto Houses Sold

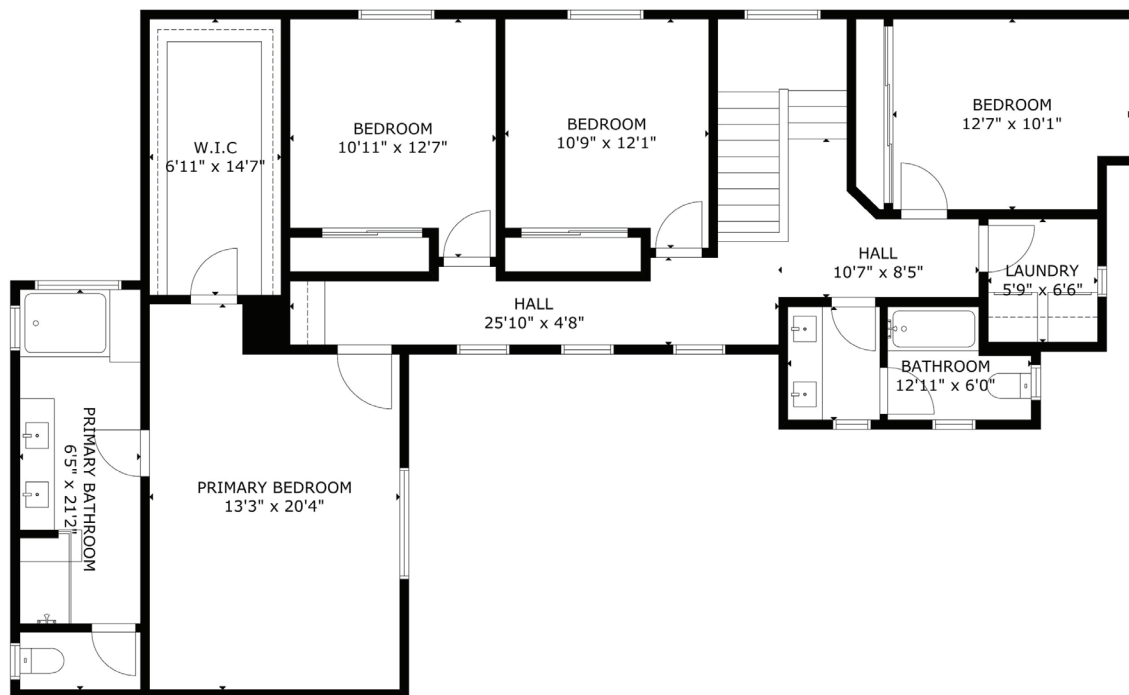
A quick estimate of how active the East Palo Alto real estate market is, can be found by looking at the number of home sold. Locally there is a strong seasonal change in the number of homes sold. The lowest number of homes sold typically occurs around December & January. The highest number of homes sold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





GROSS INTERNAL AREA
TOTAL: 2,249 sq.ft.
FLOOR 1: 934 sq.ft. FLOOR 2: 1,315 sq.ft.
EXCLUDED AREA: GARAGE: 375 sq.ft.
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

PR 1



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PR 2



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*"We believe honesty,
integrity, hard work,
commitment and creativity
are all necessary to craft a
truly successful real estate
transaction. We bring
passion for our work to
every transaction."*



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李文房地產做的最好

Over 30 Years of Experience in 30+ Silicon Valley Cities