



JLEE REALTY



256 E CHARLESTON RD
PALO ALTO 94606

SPACIOUS 4 BEDROOM MID-CENTURY HOME - LIVING ROOM, FAMILY ROOM, +

This spacious four-bedroom, three-bath mid-century home combines classic architectural character with exceptional versatility, offering 2,040 square feet of living space on a generous 8,000-square-foot lot. Vaulted open-beam ceilings, warm wood floors, clerestory windows, and walls of glass create bright, inviting interiors with a seamless connection to the beautifully landscaped private yard. In addition to the open living and dining areas, the home features a streamlined galley kitchen, separate family room, breakfast area, office, and study—providing abundant space for entertaining, working from home, and everyday relaxation. Multiple patios, mature trees, colorful gardens, and a pergola enhance the indoor-outdoor lifestyle, while the prime neighborhood location offers convenient access to nearby attractions and sought-after Palo Alto schools.

4 bedrooms

3 bathrooms

Living space: 2,040 SQ.FT.

Lot: 8,000 SQ.FT.

Large 4th bedroom/family room

PRICE UPON REQUEST



Juliana Lee Team
650-857-1000

JulianaLee.com/256echarlestonrd







DINING ROOM

Open to living room • Warm wood floor





LIVING ROOM

Open to dining & breakfast • Wall of glass • Fireplace





KITCHEN

High tile backsplash • Gas cooktop • Wall oven • Tile floor





PRIMARY SUITE

Sliding door to balcony • Carpeted floor • Skylight

256 E CHARLESTON RD • PALO ALTO

Home Features

- Living space: 2,040 sq.ft.
- Lot size: 8,000 sq.ft.
- 4 bedrooms, 3 bathrooms
- Fairmeadow Elementary, JLS Middle, Gunn High

Kitchen

- Globe-style ceiling fixtures and clerestory window.
- Light-colored tile flooring.
- Painted gray cabinetry with simple flat-panel doors.
- Polished stone countertops.
- High backsplash made from matching stone.
- Appliances are mixed: a white refrigerator and dishwasher, black wall oven, and stainless-metal vent hood.
- Gas cooktop with multiple burners; a separate built-in wall oven is provided.
- A tall, narrow clerestory window above the sink.
- A peninsula/breakfast bar opens toward the breakfast area.

Living Room

- High, vaulted open-beam ceiling with painted wood planking.
- Ceiling fan.
- Warm wood flooring.
- Expansive floor-to-ceiling windows and glass doors overlook the landscaped private yard and patio.
- Red block fireplace with a hearth and dark firebox.
- Abundant natural light.
- Open to the dining room and visually connected to the kitchen beyond.

Primary Suite

- Hardwood floor
- Stained wood vanity with stone countertop
- Sliding door shower over tub with stone surround

Exterior

- Vertical grooved wood siding
- Rear yard includes covered patio area and a pergola

NEARBY ATTRACTIONS

Short walk to:

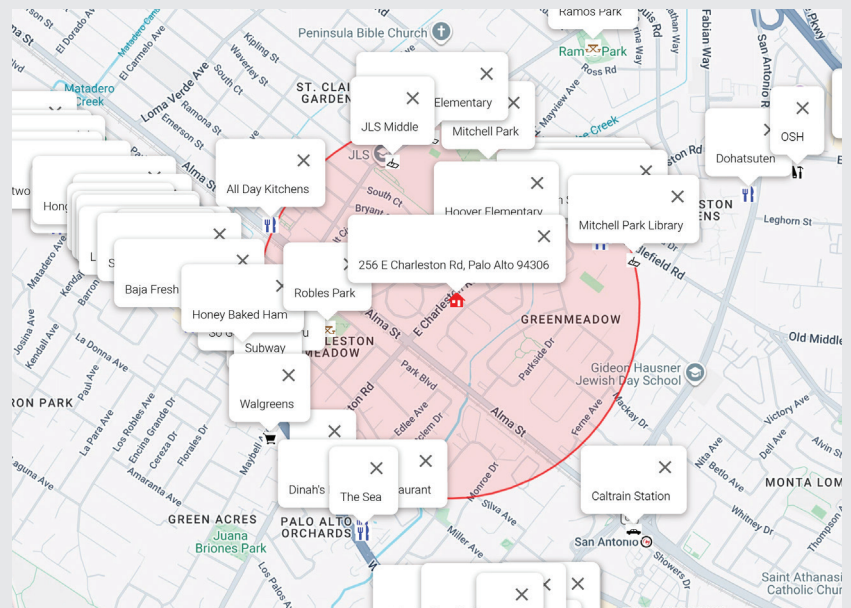
- Mitchell Park
- Mitchell Park Library
- Ada's Cafe
- Charleston Shopping Center
- Piazza's Fine Foods
- Peets Coffee
- Rojos Gourmet Wraps
- LeQuy Vietnamese
- Mountain Mike's Pizza
- Zenshi Sushi
- Rick's Ice Cream
- Green Elephant Gourmet
- Hoover Elementary
- Fairmeadow Elementary
- JLS Middle
- Robles Park

Moderate walk to:

- Dinah's
- The Sea
- Hobees
- So Gong Dong Tofu
- Fuki Sushi
- TeAmo
- Starbucks
- Baja Fresh Mexican Grill
- Siam Fine Thai Cuisine
- Caltrain Station

Short bike ride to:

- San Antonio Center

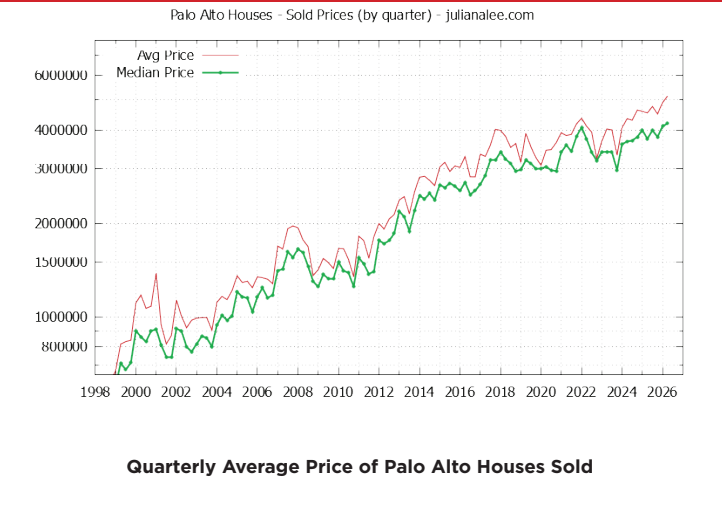


*Red circle marks 0.5 miles around 256 E Charleston Rd, Palo Alto 94606

LOCAL REAL ESTATE TRENDS

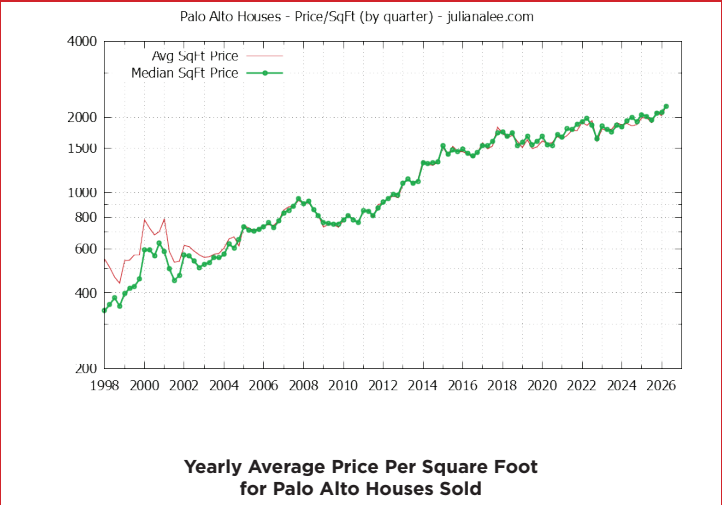
Average and Median Home Price of Palo Alto Houses Sold

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.



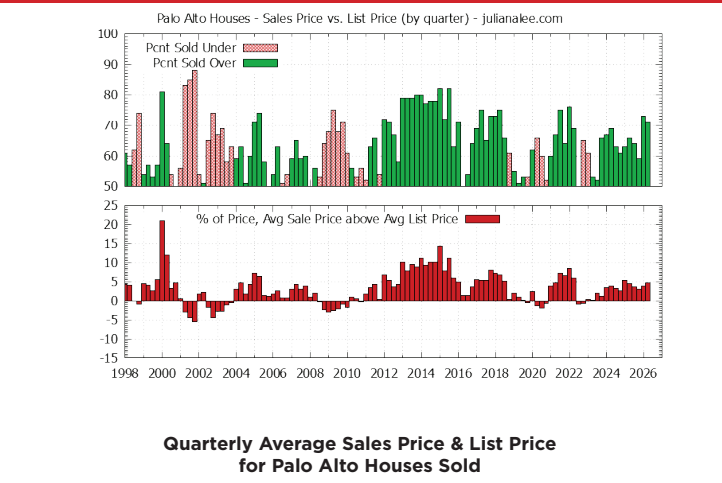
Price Per Square Foot for Palo Alto Houses Sold

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.



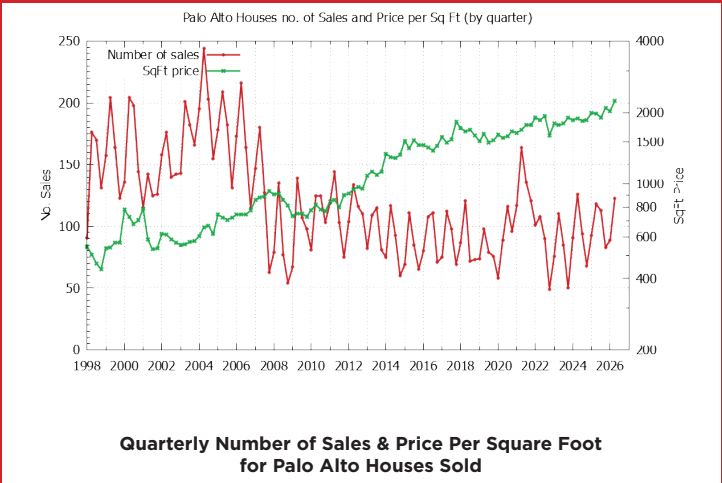
Sales vs. List Price for Palo Alto Houses

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 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 Houses 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.





f/8

TOTAL: 1,969 sq.ft.

Floor 1: 1,969 sq.ft.

Floorplan based on Matterport scan. Measurements deemed reliable but not guaranteed.



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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