





**LIVING ROOM**



Beautiful wood burning fireplace • Oak floor • Recessed lighting • Adjacent to dining room





**DINING ROOM**

Pendant lighting • Built-in china cabinet





**KITCHEN**

Viking stainless appliances • Stone counter tops • Stained wood cabinets



**BEDROOMS**

Wood trim & doors



**4 BEDROOMS**

Wood floors • Overhead lighting • Two with bath en-suite

# 4221 WILKIE WAY • PALO ALTO

## Home Features

- Living space: 2,016 sq.ft.
- Lot size: 12,533 sq.ft.
- 4 bedrooms, 3 baths (2 with bath en-suite)
- Wood floors
- Briones Elementary, Fletcher Middle, Gunn High (buyer to verify)

## Kitchen

- Viking stainless steel appliances
- Gas cooktop
- Two wall-ovens
- Microwave oven
- Light stained wood raised panel cabinets
- Tile floor
- Polished stone counter tops
- High polished stone back splash
- Recessed lighting

## Living Room

- Oak floor
- Wood burning fireplace with polished stone surround and hearth, wood mantel.
- Recessed lighting
- View of front yard

## Bathrooms

- One with shower over tub, two with walk-in showers
- Tile floor

## Exterior

- Shiplap siding
- Large arbor covered patio
- Free standing studio
- Mature shade trees
- Neighbors on only two sides

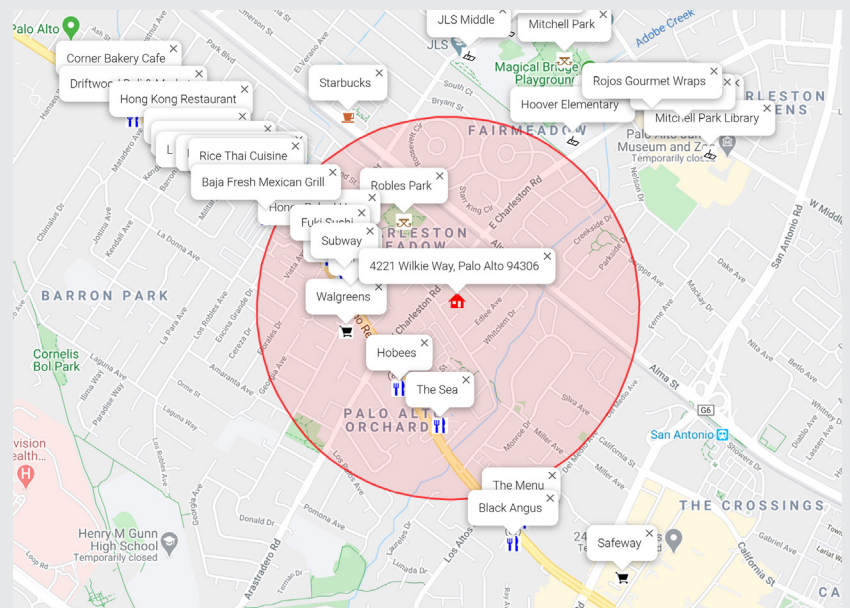
## NEARBY ATTRACTIONS

### Short walk to:

- Starbucks
- Jamba Juice
- Hobeas
- Honey Baked Ham
- Fuki Sushi
- The Sea
- Baja Fresh Mexican
- Robles Park
- Briones Park

### Moderate walk to:

- Safeway
- Chef Chu
- Armadillo Willys
- Estrellita
- The Counter
- Peets Coffee
- Black Angus
- The Menu
- San Antonio Center
- Caltrain

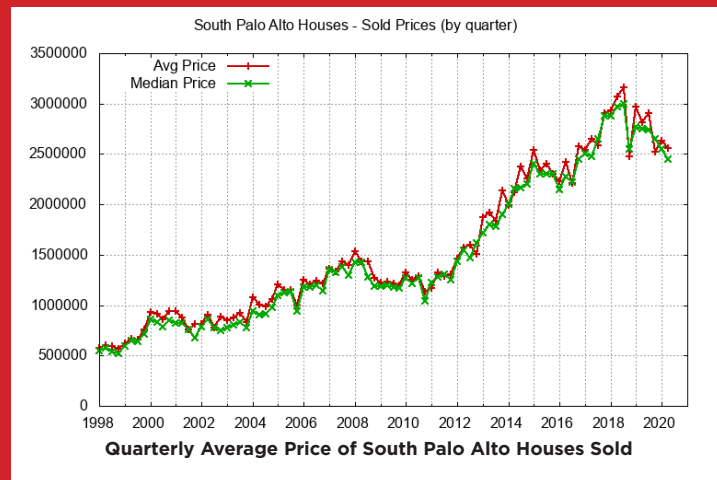


\*Red circle marks 0.5 miles around 540 Irven Ct, Palo Alto 94306

# REAL ESTATE TRENDS

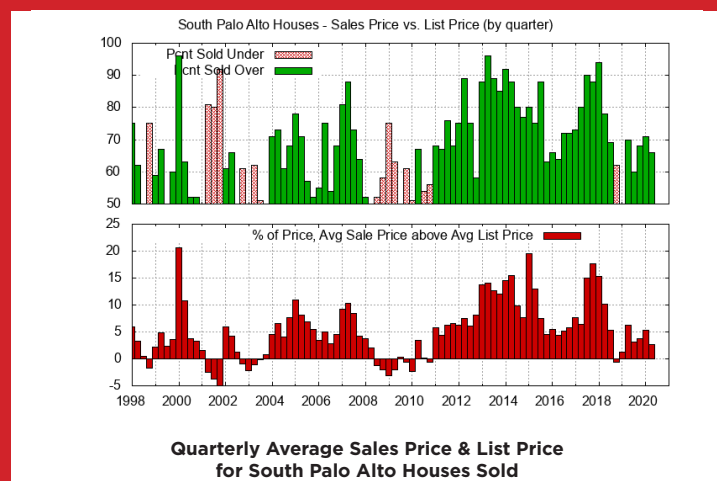
## Average and Median Home Price of South Palo Alto Houses Sold

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



## Sales Price vs. List Price for South PA Houses Sold

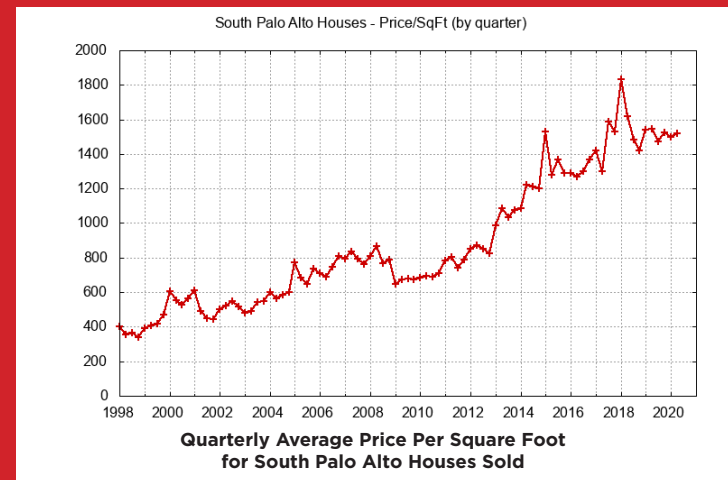
Home buyers and sellers want to know the typical relationship between list price and sales price. This relationship varies with city and time. The plots below show trends for this relationship using color coding which generally highlights changes in the market. More South Palo Alto homes being sold over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



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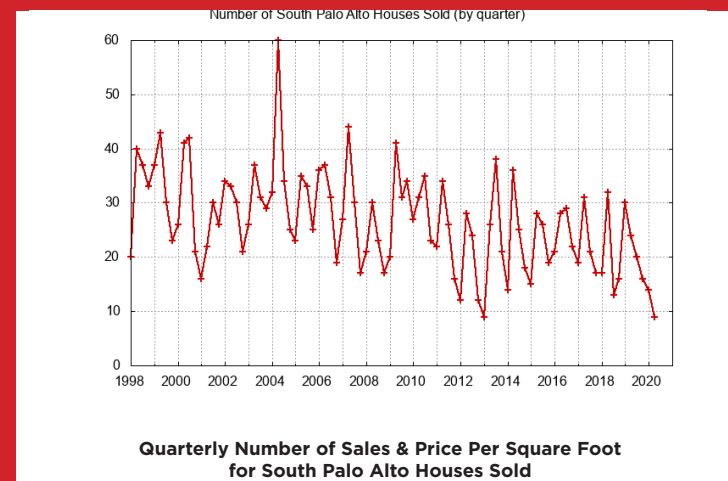
## Price Per Square Foot for South Palo Alto Houses Sold

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



## Number of South Palo Alto Houses Sold

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





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