



JLEE REALTY



670 SAN ANTONIO RD #40
PALO ALTO

DELIGHTFUL END UNIT TOWNHOUSE IN GREAT LOCATION

Located in the interior of a small complex with only a single adjoining neighbor, this townhouse will provide you a delightful home. A large, partially shaded, fenced patio provides you a sheltered outdoor spot to relax while a balcony above, off the master bedroom, provides an even more secluded outdoor location.

The living room and bedrooms have high vaulted ceilings creating an open airy ambiance. Polished wood plank floors and cheerful white interior paint strengthen the warm cheerful aesthetic. The living room has a welcoming fireplace and is open to the dining room.

Dark polished stone tiles, with large copper colored flecks, create counter tops accenting the ample maple kitchen cabinets.

3 bedrooms
2.5 bathrooms
Living space: 1,380 SQ.FT.
Large private patio

PRICE UPON REQUEST



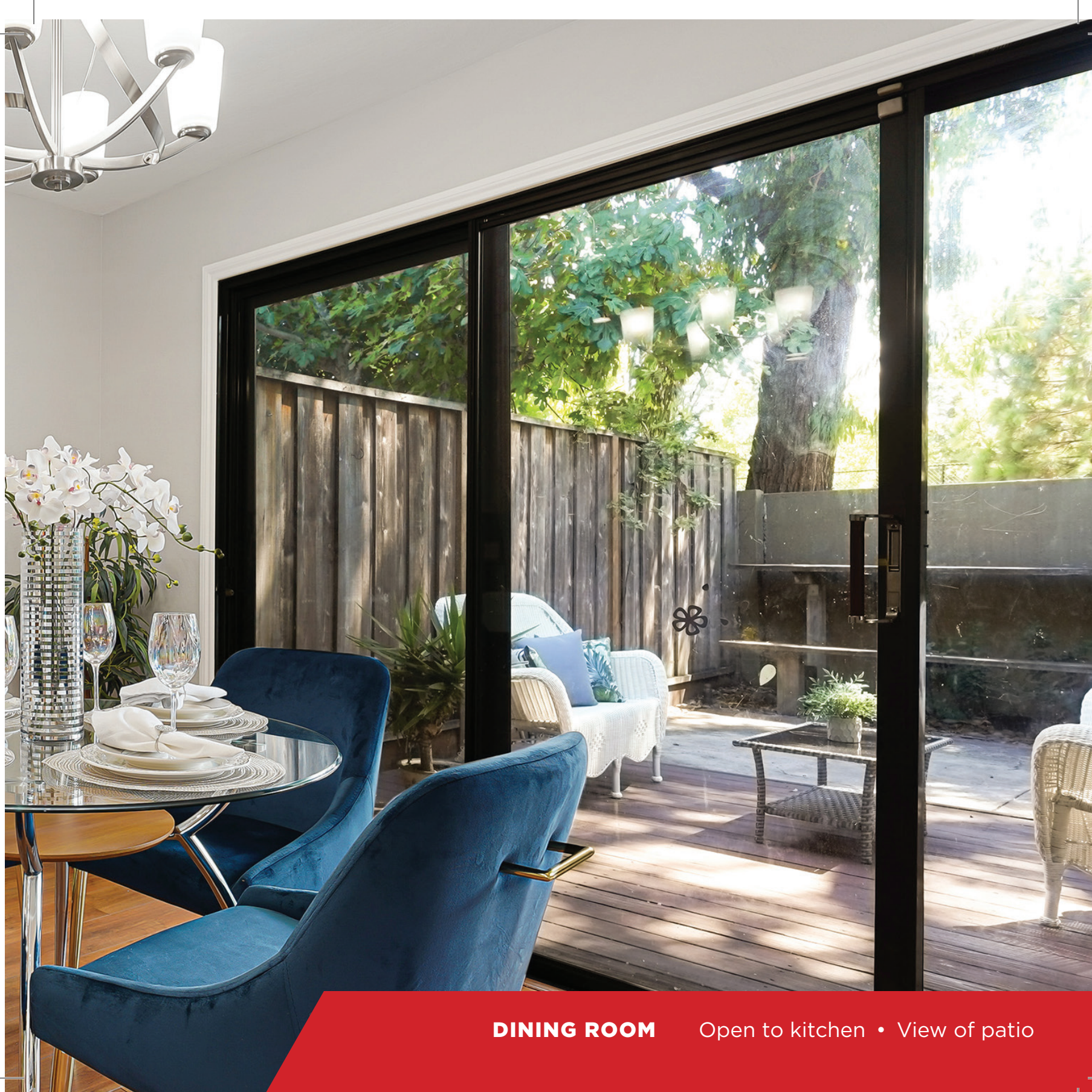




LIVING ROOM







DINING ROOM

Open to kitchen • View of patio





KITCHEN

Smooth surface range • Polished stone counter tops • Maple cabinets



BEDROOMS

Vaulted ceilings



BATHS

White vanities w quartz top





MASTER SUITE

Wood plank floor • Sliding doors to balcony

670 SAN ANTONIO RD #40 • PALO ALTO

Home Features

- Living space: 1,380 sq.ft.
- 3 bedrooms, 2.5 bathrooms
- Fairmeadow Elementary, JLS Middle, Gunn High

Kitchen

- Stainless steel with black trim appliances
- Free standing, smooth top, electric range
- Recessed panel maple cabinets
- Dark polished stone tile counter tops
- High dark polished stone back splash
- Wood plank floor
- Recessed lights

Living Room

- High vaulted ceiling
- Wood plank floor
- Wood burning fireplace with polished stone tile surround and hearth
- View of patio and yard

Master Suite

- High vaulted ceiling
- Wood plank floor
- Sliding glass door leading out to balcony
- Walk-in closet
- White recess panel vanity with quartz style counter-top and recessed sink
- Polished stone tile bathroom floor
- Shower over tub with synthetic surround

Exterior

- Wood panel exterior
- Small fenced patio in front
- Large fenced patio on side
- Two car attached garage
- Paving stone driveways and community streets
- Mature shade trees
- Only one adjacent neighbor

NEARBY ATTRACTIONS

Short walk to:

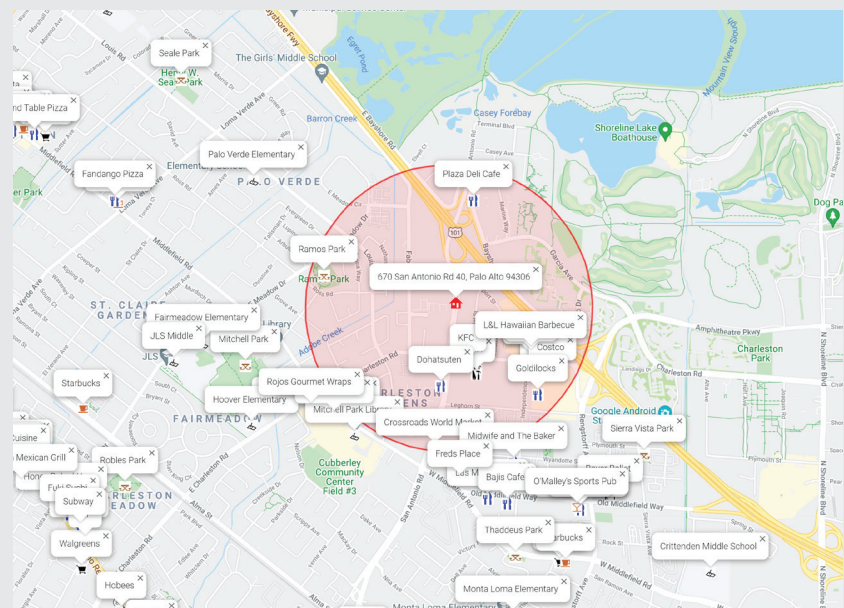
- Ramos Park
- Peets Coffee
- Rojos Gourmet Wraps
- Green Elephant
- Piazza's Fine Foods
- Charleston Shopping Center
- Mitchell Park Library
- Starbucks
- Chipotle
- Costco

Moderate walk to:

- Caltrain
- Shoreline Park
- Mitchell Park

Short bike ride to:

- San Antonio Center

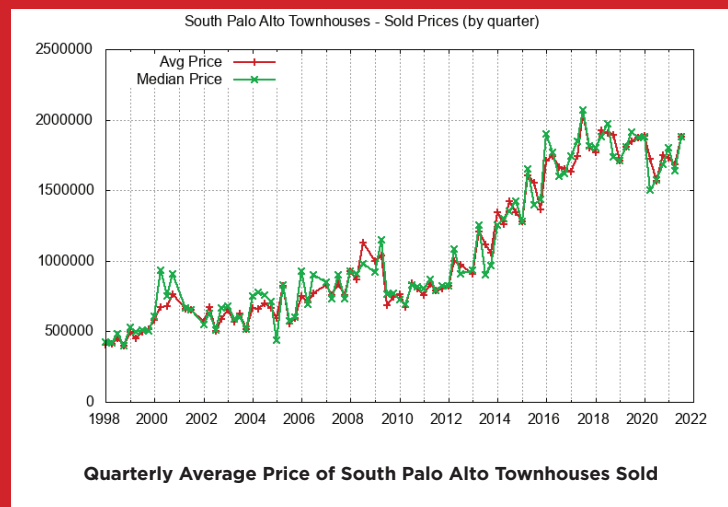


*Red circle marks 0.5 miles around 670 San Antonio Rd, Palo Alto 94303

SOUTH PALO ALTO REAL ESTATE TRENDS

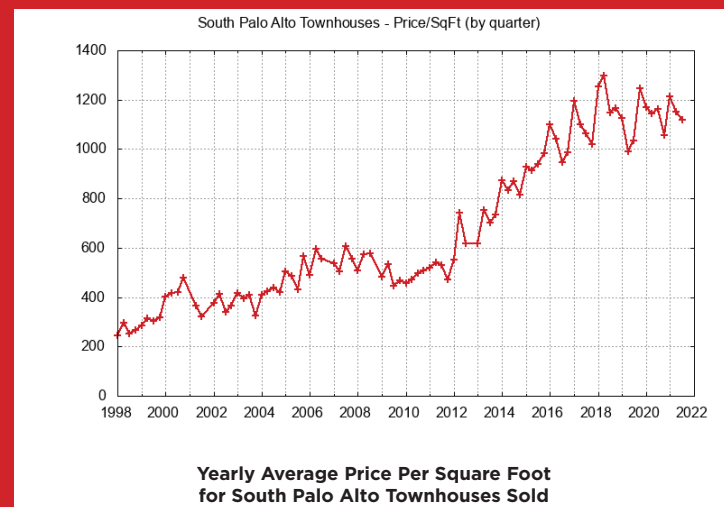
Average and Median Home Price of South Palo Alto Townhouses Sold

When trying to understand South 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.



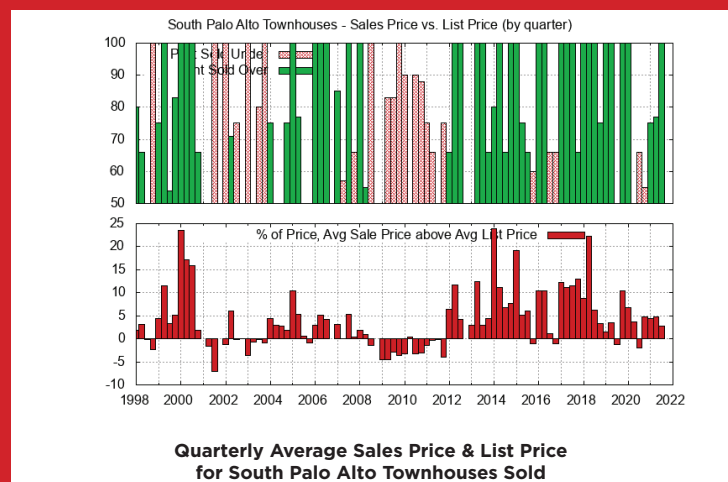
Price Per Square Foot for South Palo Alto Townhouses Sold

The sales price of a South 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 South 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.



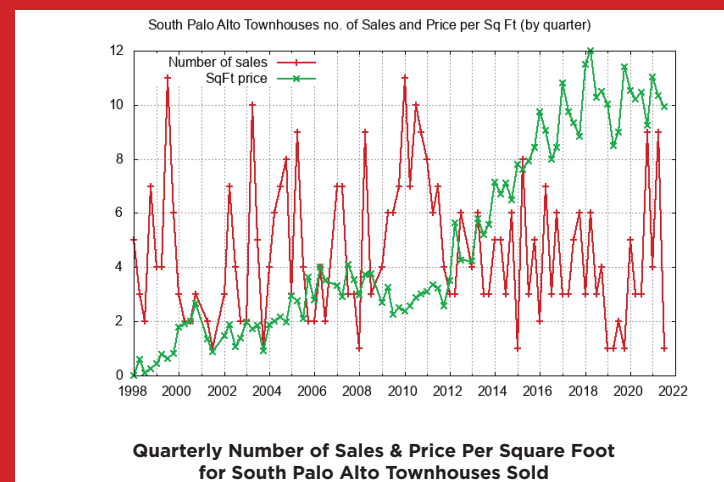
Sales Price vs. List Price for S Palo Alto Townhouses

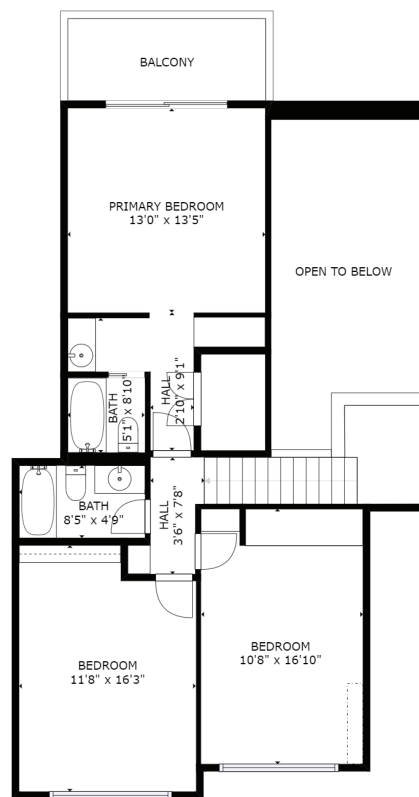
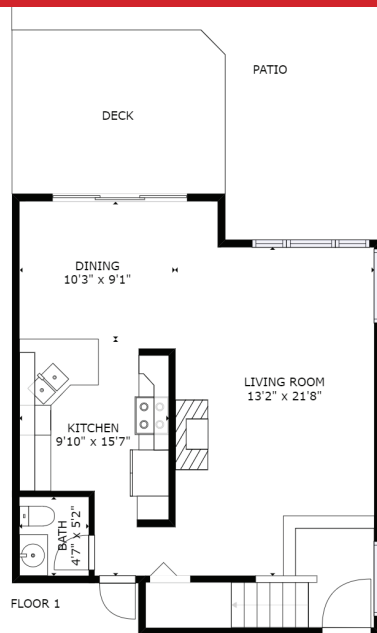
Home buyers and sellers want to know the typical relationship between list price and sales price. This relationship varies with city and time. The plots below show trends for this relationship using color coding which generally highlights changes in the market. More South Palo Alto homes being sold over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



Number of South Palo Alto Townhouses Sold

A quick estimate of how active the South 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."



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