



JLEE REALTY



144 WALTER HAYS DR
PALO ALTO

FOUR BEDROOM BARRETT AND HILP IN PRIME PALO ALTO NEIGHBORHOOD

This updated home is located on a short U-shaped road near Duveneck Elementary. The kitchen is situated at the front of the home giving it a view of approaching guests. You will enjoy the modern eat-in kitchen with its cheerful white cabinets, contrasting black polished stone counter tops, and modern white appliances. The formal dining room, adjacent to the kitchen, opens to the living room through a wide passage way.

The living room and two bedrooms have doors leading out to the large backyard patio. The master suite located at the back of the house has plentiful natural light from large windows on its side and back. Its two closets provide plentiful storage. The en-suite bath features a glass walk-in shower.

4 bedrooms

2 bathrooms

Living space: 1,763 SQ.FT.

Lot size: 6,572 SQ.FT.

PRICE UPON REQUEST





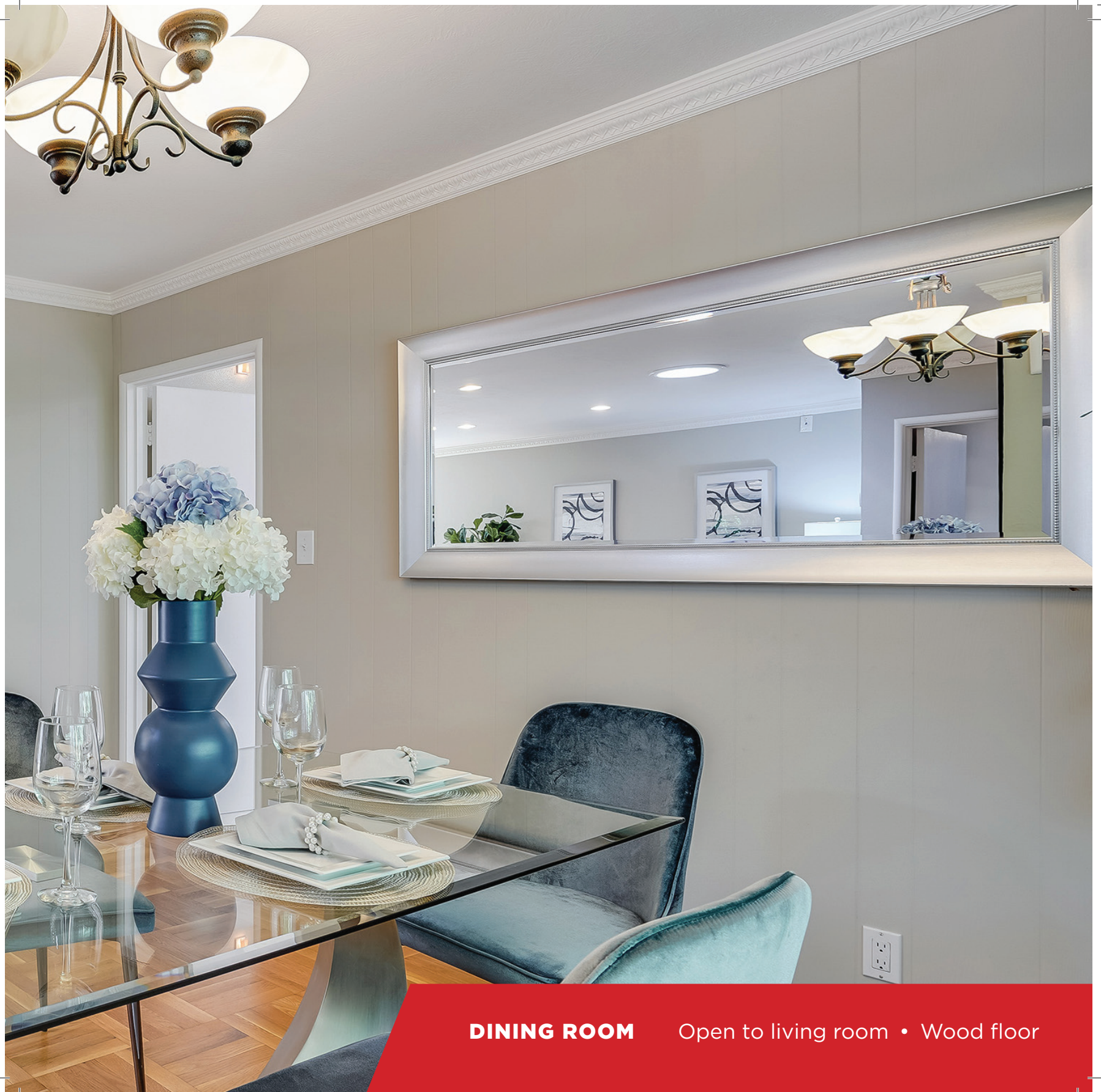




LIVING ROOM

Recessed lighting • Fireplace • Parquet floor • Sliding glass door to patio





DINING ROOM

Open to living room • Wood floor





KITCHEN

Gas range • Polished stone counter tops • Tile floor • Recessed lighting



BEDROOMS

Parquet floors





MASTER SUITE

Wood parquet floor • Door to patio

144 WALTER HAYS DR • PALO ALTO

Home Features

- Living space: 1,763 sq.ft.
- Lot size: 6,572 sq.ft.
- 4 bedrooms, 2 bathrooms
- Duveneck Elementary, Greene Middle, Palo Alto High

Kitchen

- White appliances
- White, built-in, gas range
- White raised panel cabinets
- Polished black stone counter tops
- High polished black stone back splash
- Tile floor

Living Room

- Recessed lights
- Parquet wood floor
- Fireplace with tile surround and hearth
- Open to dining room
- View of patio through sliding glass doors

Master Suite

- Modern overhead light fixture
- Wood parquet floor
- Windows looking out to backyard
- Two sliding door closets
- White vanity with Corian style counter-top and recessed sink
- Tile bathroom floor
- Walk-in glass shower with tile surround on two walls

Exterior

- Stucco exterior
- Composition shingle roof
- Paver stone driveway
- Red brick walkway
- Fenced back yard with large patio
- Delightful neighborhood

NEARBY ATTRACTIONS

Short walk to:

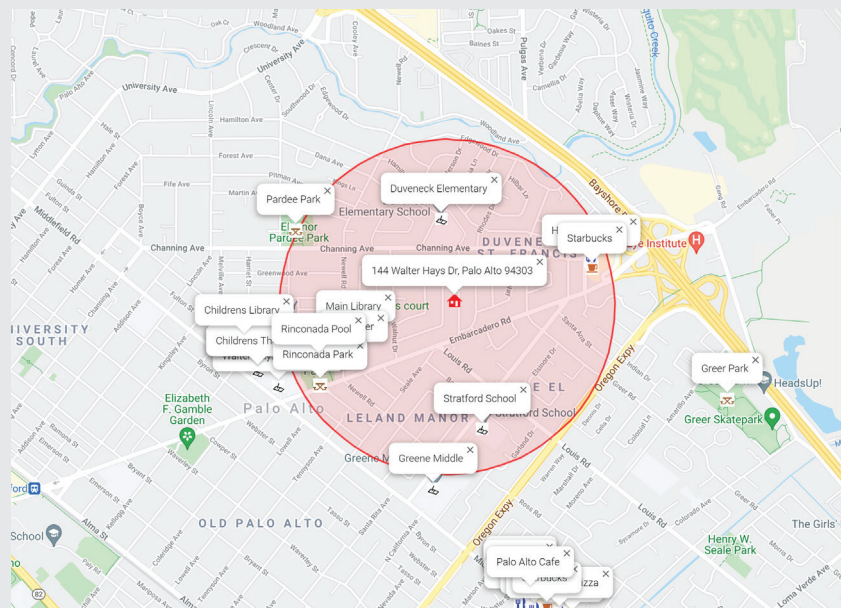
- Starbucks
- House Of Bagels
- Palo Alto Library
- Children's Library
- Children's Theatre
- Rinconada Pool
- Rinconada Tennis
- Rinconada Park
- Palo Alto Art Center
- Duveneck Elementary
- Greene Middle

Moderate walk to:

- Palo Alto Cafe
- Indochine
- Mikes Cafe
- Coma Esta
- Safeway

Short bike ride to:

- Palo Alto High
- Stanford University

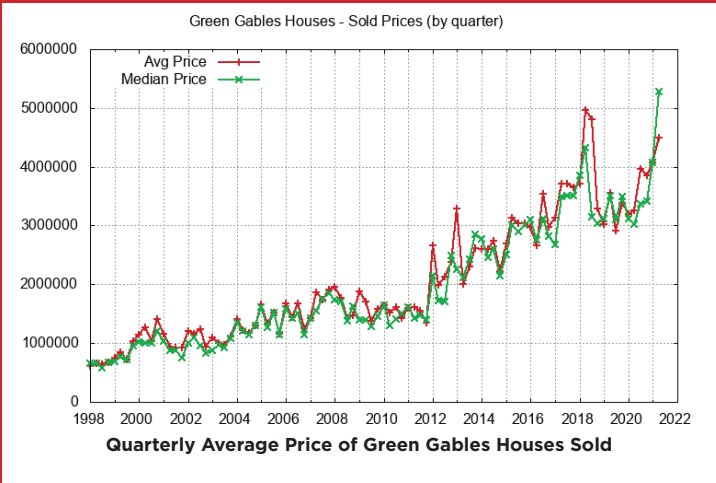


*Red circle marks 0.5 miles around 144 Walter Hays Dr, Palo Alto 94303

LOCAL REAL ESTATE TRENDS

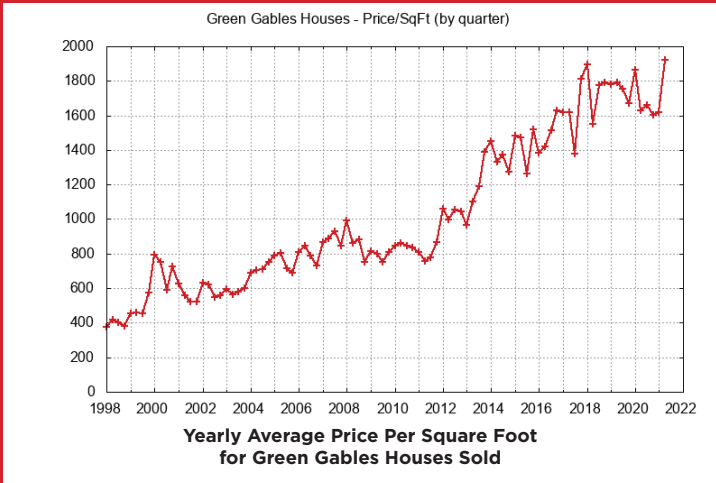
Average and Median Home Price of Green Gables Houses Sold

When trying to understand Green Gables 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.



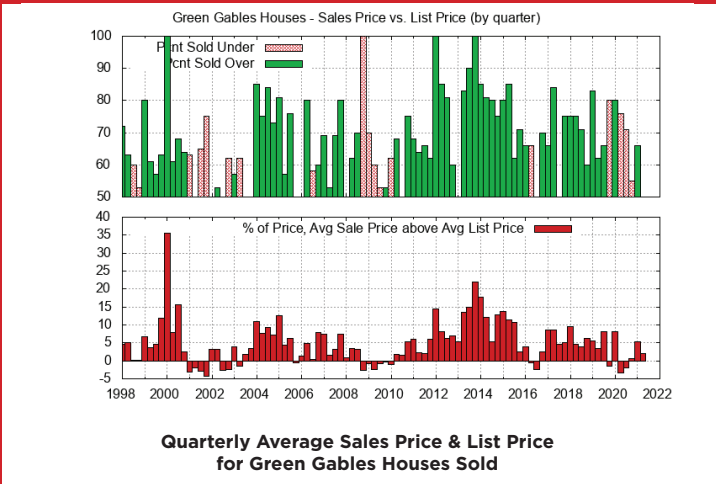
Price Per Square Foot for Old Palo Alto Houses Sold

The sales price of a Green Gables 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 Green Gables 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.



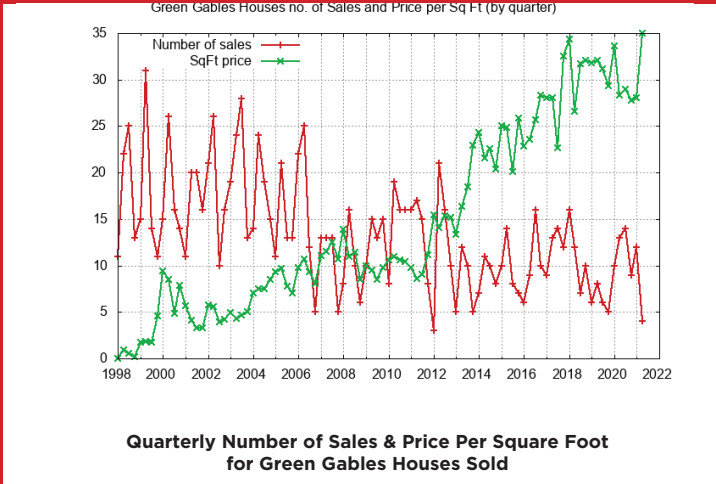
Sales Price vs. List Price for Green Gables Houses Sold

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 Green Gables 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 Green Gables Houses Sold

A quick estimate of how active the Green Gables 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.







JulianaLee.com/144walterhays



JLEE REALTY

4260 El Camino Real,
Palo Alto, CA 94306

JulianaLee.com | 650.857.1000 | homes@julianalee.com

"I believe honesty, integrity, hard work, commitment and creativity are all necessary to craft a truly successful real estate transaction."



Juliana Lee 李文

MBA/LL.B.

Team Leader/Broker

dre# 00851314/ 02103053

李文房地產做的最好

Over 30 Years of Experience in 30+ Silicon Valley cities