



JLEE REALTY



3733 EGRET LN
PALO ALTO

BEAUTIFUL TOWNHOUSE IN RECENTLY RENOVATED BUILDING

Located near the back center of a newer townhouse complex, this delightful home is only a short walk away from shopping, parks, and high-tech employers such as Google. The building itself was just renovated. The unit had new bamboo flooring installed about one year ago.

The modern kitchen is open to the dining area and the living area beyond. It features blonde wood cabinets, polished stone counter tops, stainless steel appliances, recessed lighting, and under cabinet lighting. The adjacent dining area is separated from the kitchen by a breakfast bar. The living room is on the opposite side of the dining area from the kitchen. Both the dining area and living room have a high ceiling and beautiful medium brown bamboo flooring.

3 bedrooms

3 bathrooms

Living space: 1,218 SQ.FT.

Attached 2 car garage 629 SQ.FT.

PRICE UPON REQUEST



Juliana Lee Team
650-857-1000

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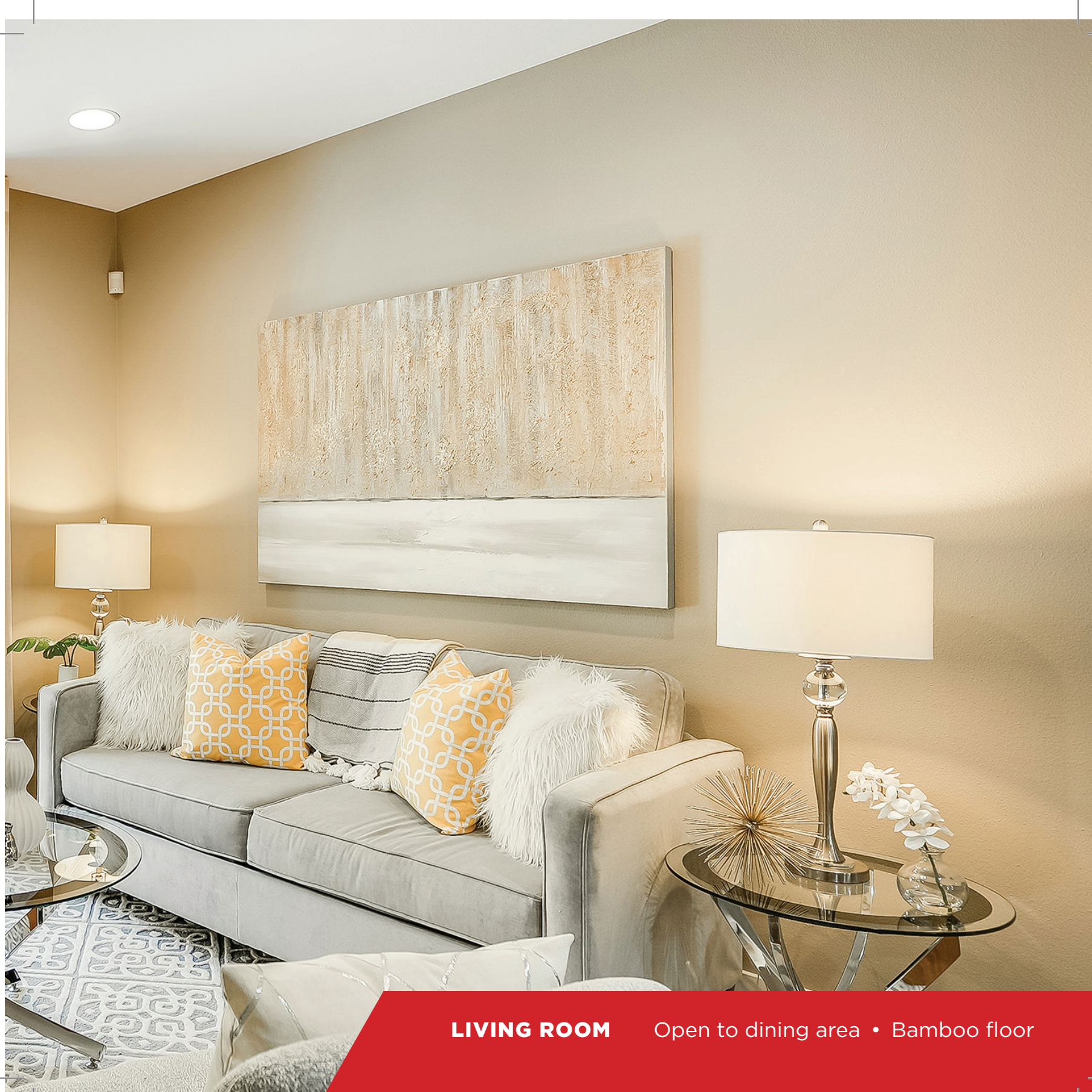




DINING ROOM

Recessed overhead lighting • Bamboo floor • Open to kitchen

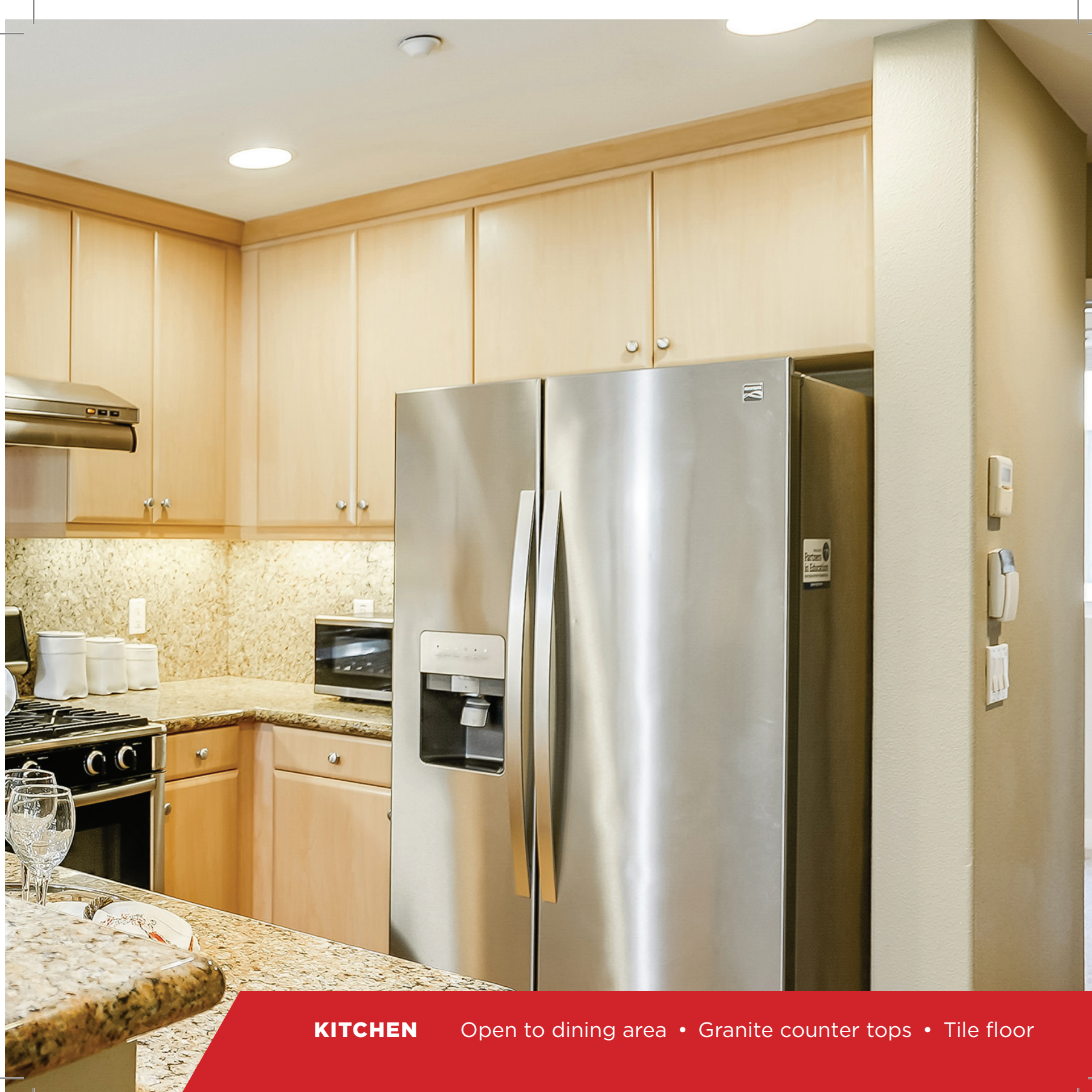




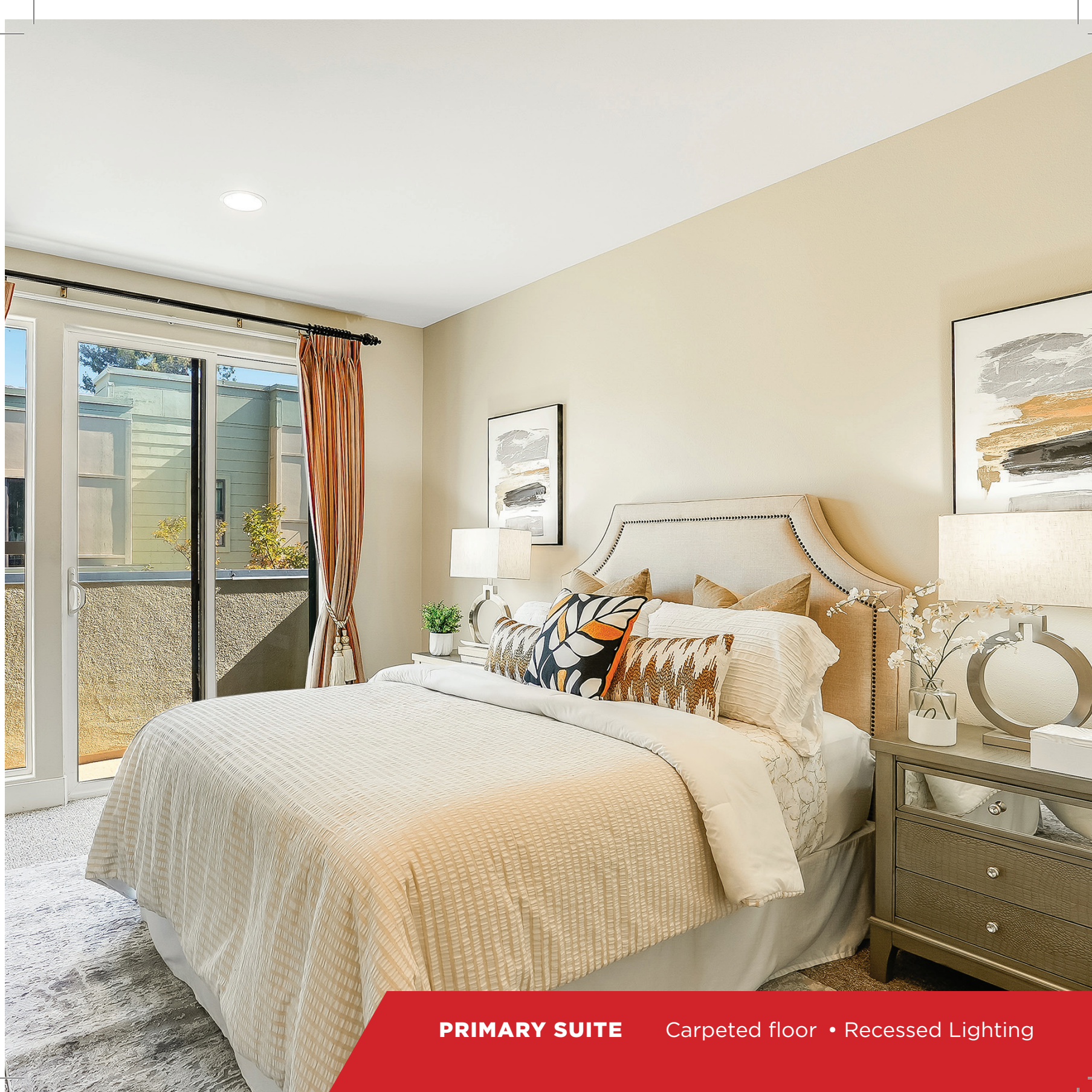
LIVING ROOM

Open to dining area • Bamboo floor









PRIMARY SUITE

Carpeted floor • Recessed Lighting

3733 EGRET LN • PALO ALTO

Home Features

- Living space: 1,218 sq.ft.
- 3 bedrooms, 3 bathrooms
- Attached 2 car (629 sq.ft. tandem) nicely finished garage with storage
- Fairmeadow Elementary, JLS Middle, Gunn High

Kitchen

- Stainless steel appliances
- Free standing gas range
- Light stained wood cabinets
- Polished stone counter tops
- High polished stone back splash
- Tile floor
- Recessed lighting
- Under-cabinet lighting
- Breakfast bar
- Open to dining area and living room beyond

Living Room

- High ceiling
- Recessed lighting
- Bamboo wood floor
- Open to dining area and kitchen beyond
- View of the common area between the fronts of buildings

Primary Suite

- Recessed lighting
- Carpeted floor
- Sliding door leading out to balcony
- Sliding door closet
- Light stained wood vanity with counter-top and sink
- Tile bathroom floor
- Walk-in sliding glass door shower with synthetic surround

Exterior

- Modern stucco exterior
- Large raised front porch

NEARBY ATTRACTIONS

Short walk to:

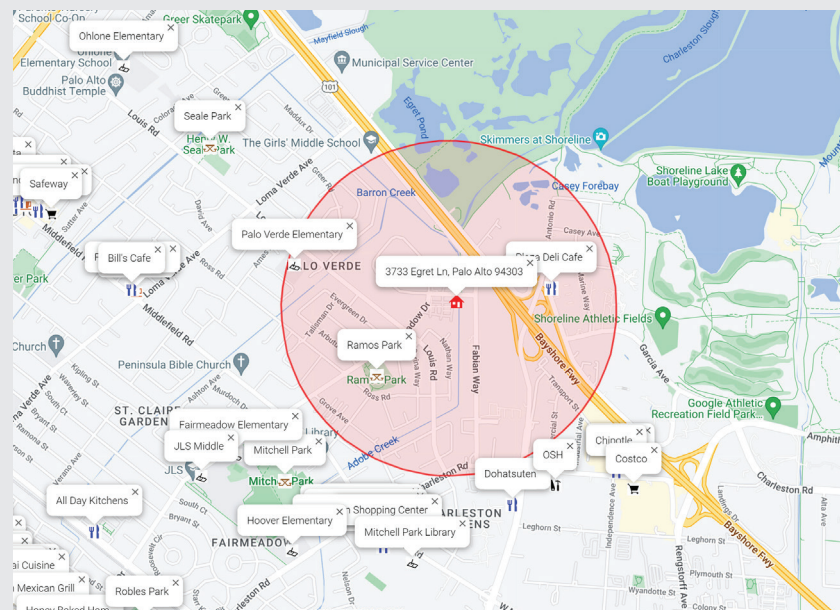
- Google
- Ramos Park
- Charleston Shopping Center
- Mitchell Park Library
- Peets Coffee
- Piazza's Fine Foods
- Rojos Gourmet Wraps
- Green Elephant
- Starbucks
- Chipotle
- Erik's DeliCafe
- Dohatsuten Ramen & Tapas
- South Adobe Creek Loop Trailhead
- Fairmeadow Elementary
- JLS Middle School

Moderate walk to:

- Bills Cafe
- Philz Coffee
- Palo Alto YMCA
- Byxbee Park
- Shoreline Lake

Short bike ride to:

- San Antonio Shopping Center
- Midtown Shopping Center

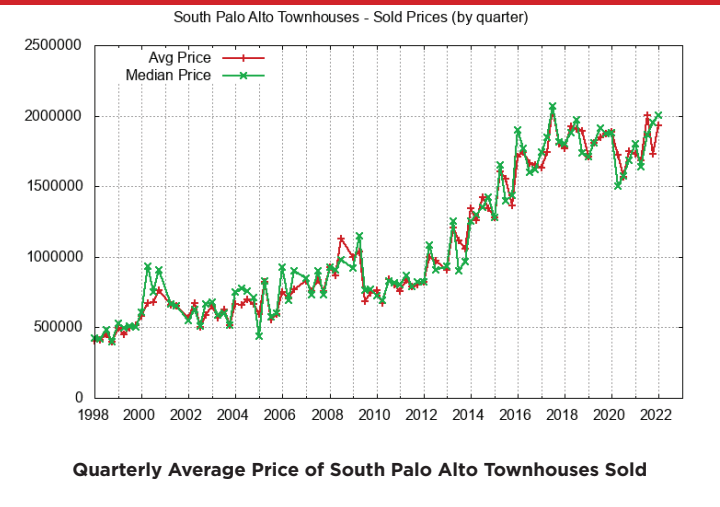


*Red circle marks 0.5 miles around 3733 Egret Ln, Palo Alto 94303

LOCAL REAL ESTATE TRENDS

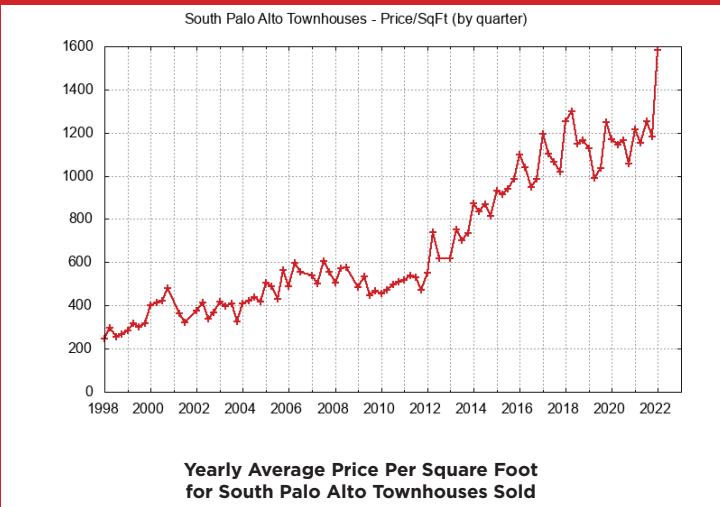
Average and Median Home Price of South Palo Alto Townhouses Sold

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.



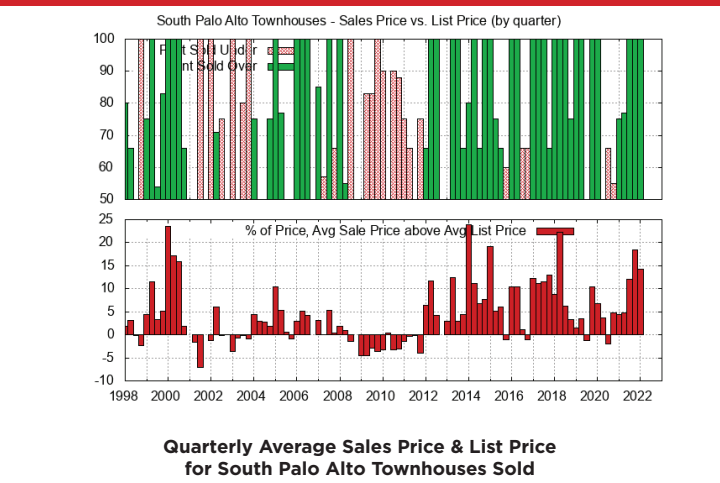
Price Per Square Foot for South Palo Alto Townhouses Sold

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.



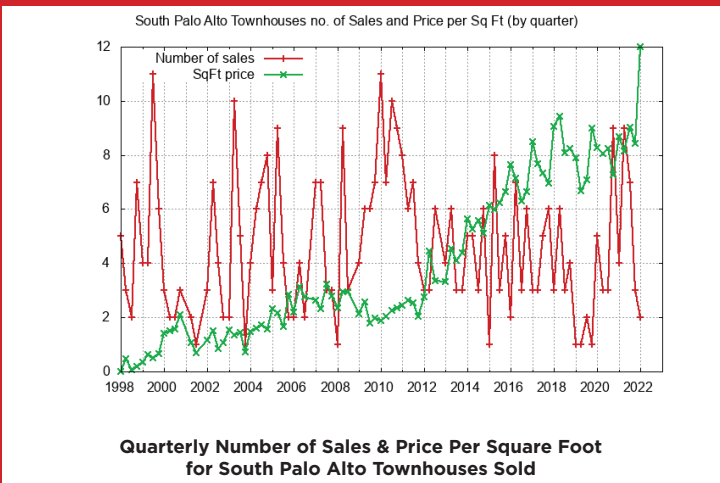
Sales Price vs. List Price for S Palo Alto Townhouses

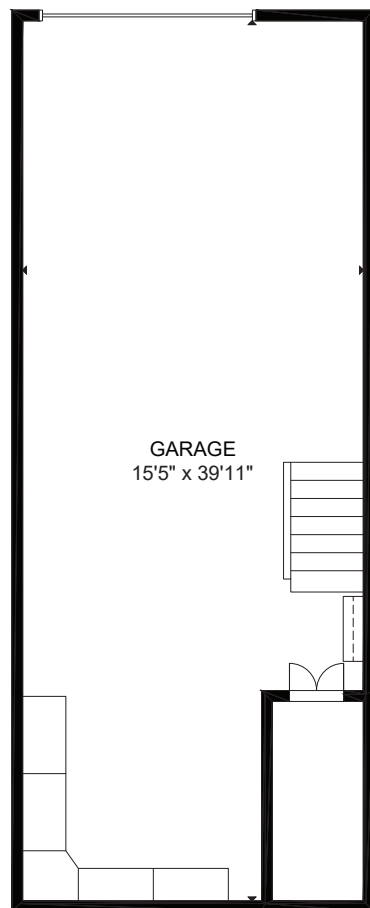
Home buyers and sellers want to know the typical relationship between list price and sales price. This relationship varies with city and time. The plots below show trends for this relationship using color coding which generally highlights changes in the market. More Palo Alto homes being sold over list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



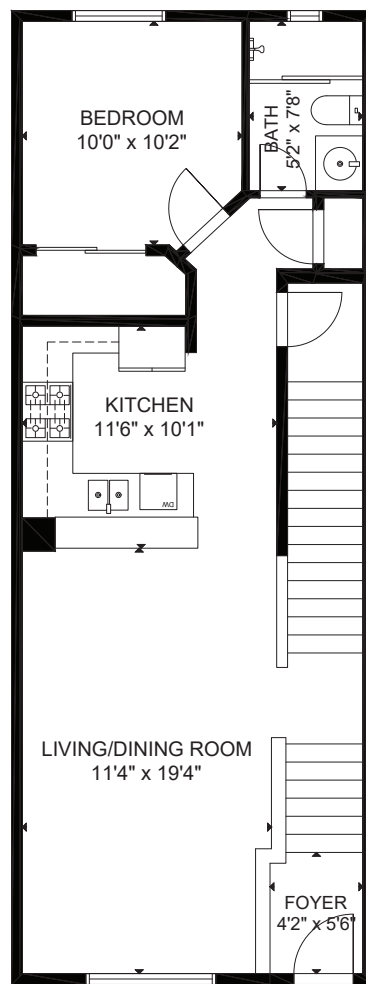
Number of South Palo Alto Townhouses Sold

A quick estimate of how active the 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.

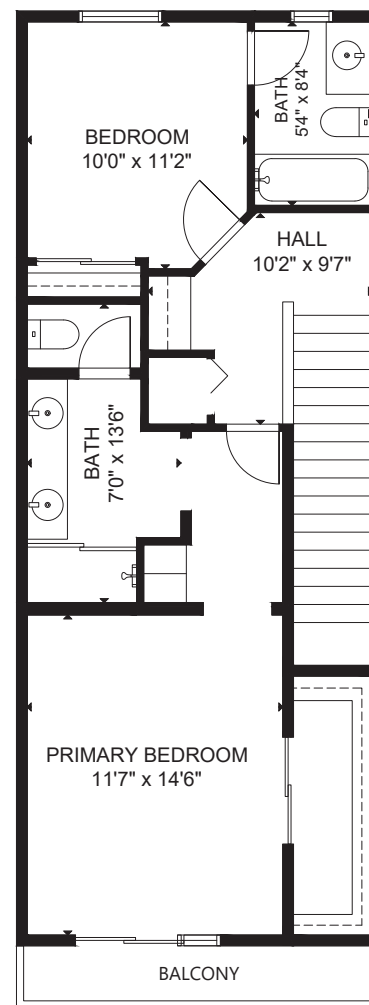




GARAGE



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
TOTAL: 1,298 sq ft
FLOOR 1: 649 sq ft, FLOOR 2: 649 sq ft
EXCLUDED AREA: GARAGE: 617 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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



Juliana Lee 李文

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Team Leader/Broker

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李文房地產做的最好

Over 30 Years of Experience in 30+ Silicon Valley cities