



JLEE REALTY



545 GEORGIA AVE
PALO ALTO

RARE BARRON PARK OPPORTUNITY TO BUILD WEALTH AND/OR YOUR DREAM

You have options! This four bedroom house gives you a rare opportunity to build your wealth and/or your dream home. You could rent out the house while you obtain building permits to build a brand new home. You could fix it up, mostly cosmetically, to create a long term 4 bedroom rental. You could move in to it and update/remodel it piece by piece minimizing how much remodeling money you would have to obtain at one time. Your imagination may be your only limitation for what you want to do.

This home is located on a 8,347 sf lot, on a low traffic street near Briones Park. It is in a desirable area of Palo Alto's Barron Park neighborhood with a mix of large, quite new, homes and well-maintained tract homes. The three homes that sold on Georgia Ave in the last 3 years sold for: 1) \$5.3M, 2) \$3.2M, and 3) \$5.0M

4 bedrooms

2 bathrooms

Living space: 1,308 sq.ft.

Lot size: 8,341 sq.ft.

PRICE UPON REQUEST



Juliana Lee Team
650-857-1000

JulianaLee.com/545georgiaave







LIVING ROOM

Open to kitchen • Updated front window • Oak floor





KITCHEN

Open to dining area • Gas range





DINING ROOM Crystal chandelier • Vinyl floor • Door leading to sideyard





PRIMARY SUITE

Ceiling light • Stall shower • Carpeted floor

545 GEORGIA AVE • PALO ALTO

Home Features

- Living space: 1,308 sq.ft.
- Lot size: 8,341 sq.ft.
- 4 bedrooms, 2 bathrooms
- Great, low traffic, location
- Briones Elementary, Fletcher Middle, Gunn High

Kitchen

- White appliances
- Free standing gas range
- Stained wood cabinets with rustic hardware
- Formica counter tops
- Low formica back splash
- Vinyl floor

Living Room

- Oak floor
- View of front yard
- Partially open to dining room and kitchen

Primary Suite

- Carpeted floor
- Windows looking out to the front yard
- Sliding door closet with drawers at bottom
- Dark stained wood vanity with counter-top and sink
- Tile bathroom floor
- Walk-in shower with glass door

Exterior

- V-groove wood siding exterior
- Landscaped front yard with low fence, lawn, citrus tree, and various shrubs
- Fenced back yard with patio
- Walk ~ 0.5 mile to El Camino Real shops
- Less than 2 blocks to Briones Park

NEARBY ATTRACTIONS

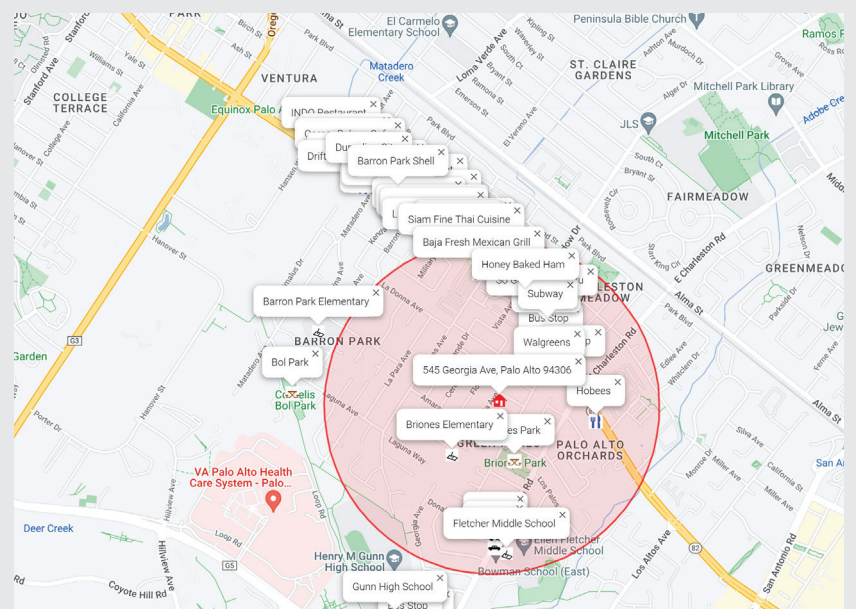
Short walk to:

- Briones Park
- Cornelis Bol Park
- Terman Park
- Dinah's Poolside
- The Sea by Alexander's Steakhouse
- Hobee's
- Kitchen at Palo Alto
- TeAmo
- So Gong Dong Tofu
- Fuki Sushi
- HoneyBaked Ham
- Baja Fresh
- Siam Fine Thai Cuisine
- Papa John's Pizza
- State of Mind Slice House

- Celia's Mexican
- Da Sichuan Bistro
- Starbucks

Moderate walk to:

- A Good Morning
- Teaspoon
- The Pasta Market
- Su-Dam Korean
- Armadillo Willy's
- Chef Chu's
- Mizu Sushi Bar & Grill
- Boba Bliss
- La Salsa
- Veggie Grill
- Pacific Catch
- Dong Lai Shun

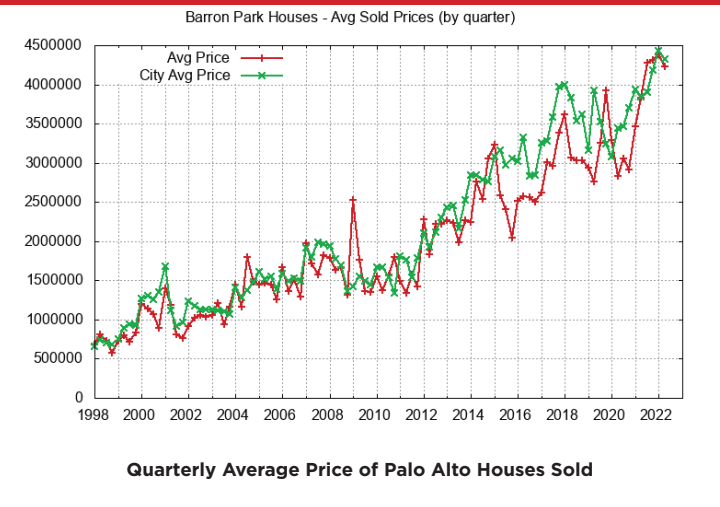


*Red circle marks 0.5 miles around 545 Georgia Ave, Palo Alto 94306

LOCAL REAL ESTATE TRENDS

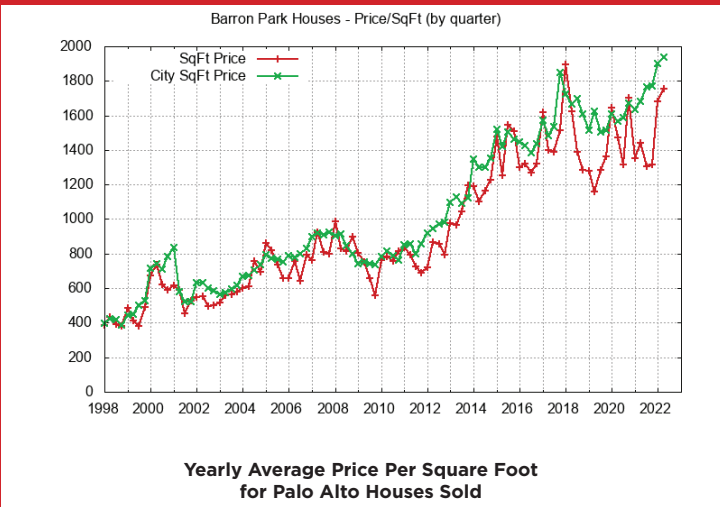
Average and Median Home Price of Palo Alto Homes Sold

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.



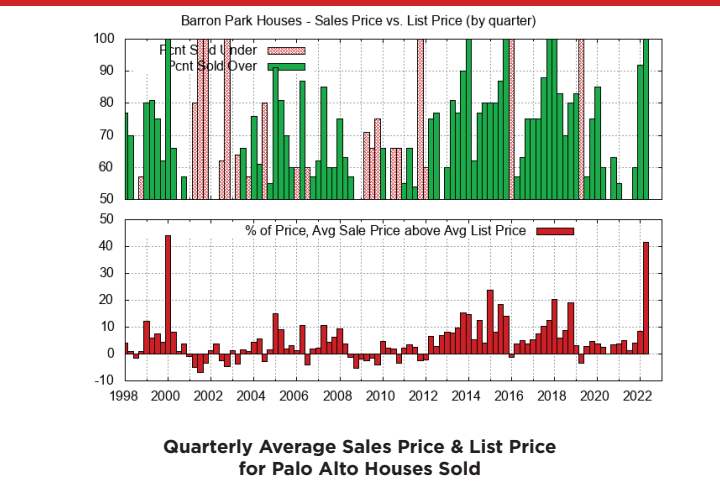
Price Per Square Foot for Palo Alto Homes Sold

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.



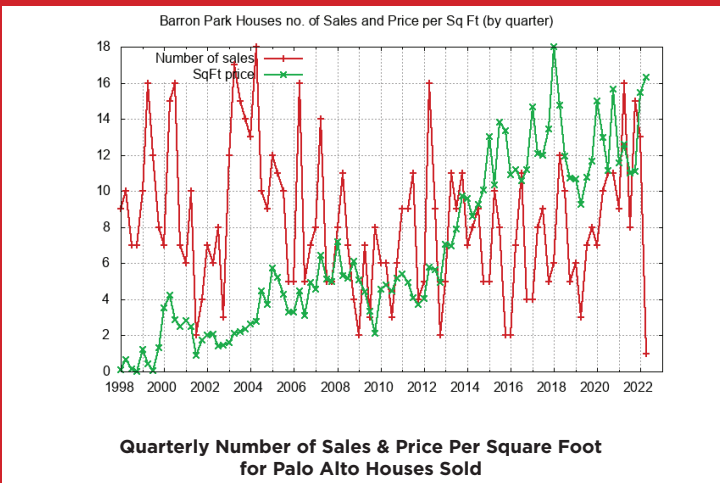
Sales Price vs. List Price for Palo Alto Homes

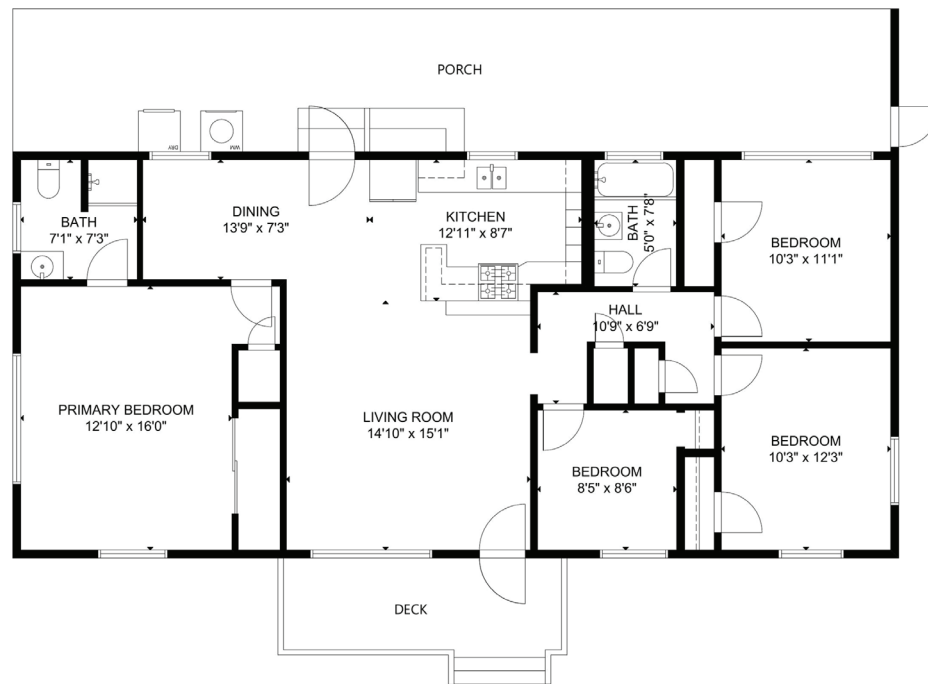
Home buyers and sellers want to know the typical relationship between list price and sales price. This relationship varies with city and time. The plots below show trends for this relationship using color coding which generally highlights changes in the market. More Palo Alto homes being sold over list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





FLOOR 1

GROSS INTERNAL AREA
TOTAL: 1,253 sq. ft.
FLOOR 1: 1,253 sq. ft.
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.





JulianaLee.com/545georgiaave



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