



JLEE REALTY



2252 LOUIS RD
PALO ALTO

SPACIOUS AND BEAUTIFULLY UPDATED ON LARGE LOT

The beautifully remodeled spacious kitchen features plentiful stained wood, recessed panel cabinets, and a modern stainless steel gas range. The high stone tile (travertine) backsplash is a perfect complement to the veined polished granite counter tops. A light tan tile floor complements the backsplash creating a thoroughly delightful area to prepare meals.

An oak floor, recessed lighting, and contemporary dry-stacked stone fireplace create a delightful ambiance in the spacious living room for entertaining or spending time with your family. The formal dining room is in front of the kitchen with a large passageway open to the living room.

Behind the kitchen, a family room provides an area for family activities separate from the living room.

5 bedrooms

2.5 bathrooms

Living space: 2,209 SQ.FT.

Lot size: 7,353 SQ.FT.

PRICE UPON REQUEST





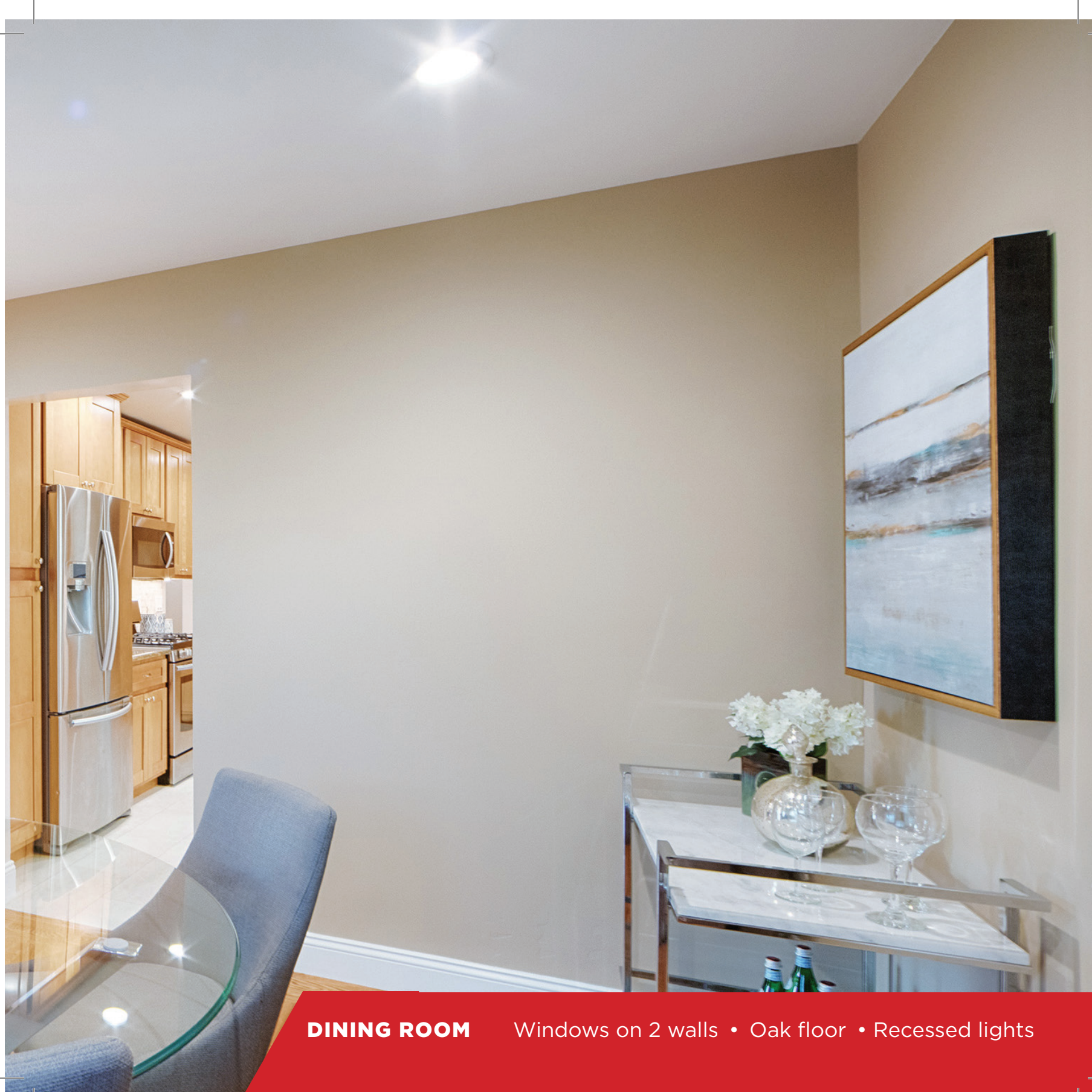




LIVING ROOM

Recessed overhead lighting • Oak floor • Fireplace





DINING ROOM

Windows on 2 walls • Oak floor • Recessed lights





KITCHEN

Large pantry • Granite counter tops • High stone tile backsplash





MASTER SUITE

Wood floor • Triple-door closet

2252 LOUIS RD • PALO ALTO

Home Features

- Living space: 2,209 sq.ft.
- Lot size: 7,353 sq.ft.
- 5 bedrooms, 2.5 bathrooms
- Walter Hays Elementary, Greene Middle, Palo Alto High

Kitchen

- Stainless steel appliances
- Free standing gas range
- Plentiful recessed panel stained-wood cabinets
- Granite counter tops
- High stone tile back splash
- Tile floor

Living Room

- Recessed lighting
- Oak floor
- Dry-stack stone fireplace
- View of front yard

Master Suite

- Recessed lighting
- Oak floor
- Windows looking out over back and side yards
- Triple door closet
- Sitting/desk alcove
- Recessed panel stained wood vanity with granite counter-top and recessed sink
- Stone tile bathroom floor
- Frameless glass shower

Exterior

- Stucco exterior
- Landscaped front yard with lawn, flowers, and shrubs
- Large mostly fenced back yard with patio, lawn, raised planters

NEARBY ATTRACTIONS

Short walk to:

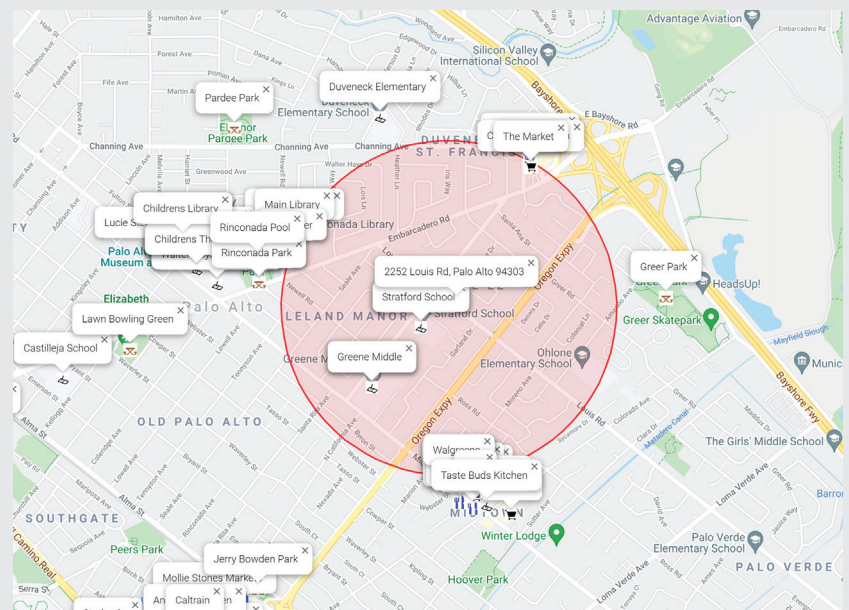
- Starbucks
- The Market
- Chef Zhao Kitchen
- House of Bagels
- Stratford School
- Greene Middle School
- Taste Buds Kitchen
- Como Esta
- Mike's Palo Alto
- Sancho's Taqueria
- Indochine
- Palo Alto Cafe
- Safeway
- Walgreens

Moderate walk to:

- California Ave Shopping District
- The Market
- Chef Zhao Kitchen
- House of Bagels
- Stratford School
- Greene Middle School

Short bike ride to:

- Palo Alto High School
- Stanford University

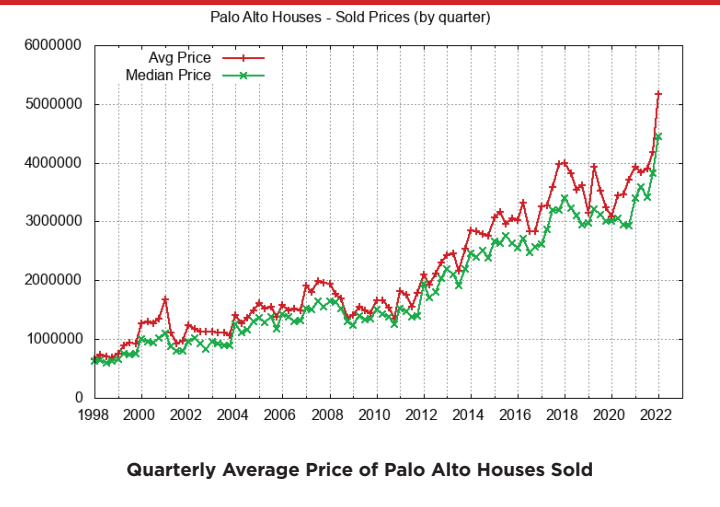


*Red circle marks 0.5 miles around 2252 Louis Rd, Palo Alto 94303

PALO ALTO REAL ESTATE TRENDS

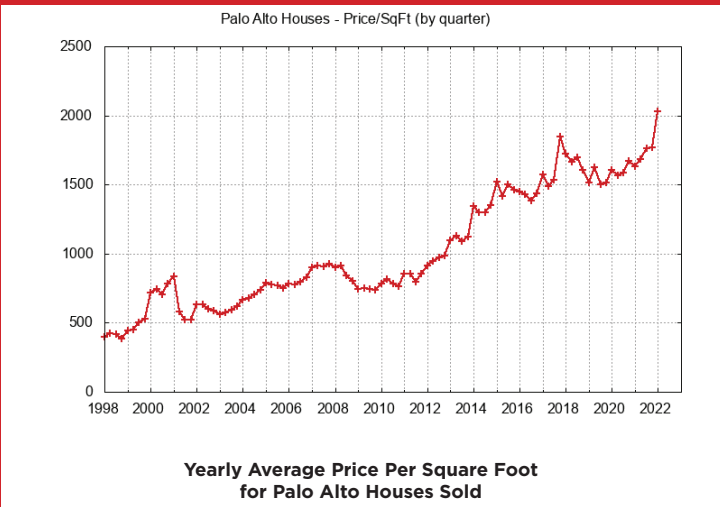
Average and Median Home Price of Palo Alto Homes Sold

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.



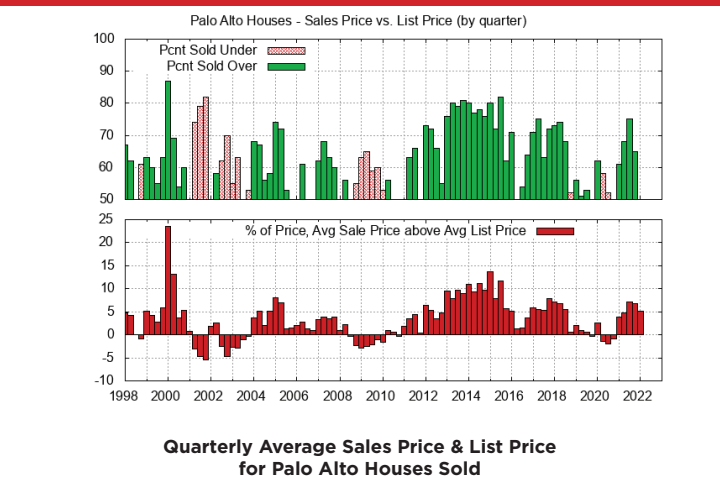
Price Per Square Foot for Palo Alto Homes Sold

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.



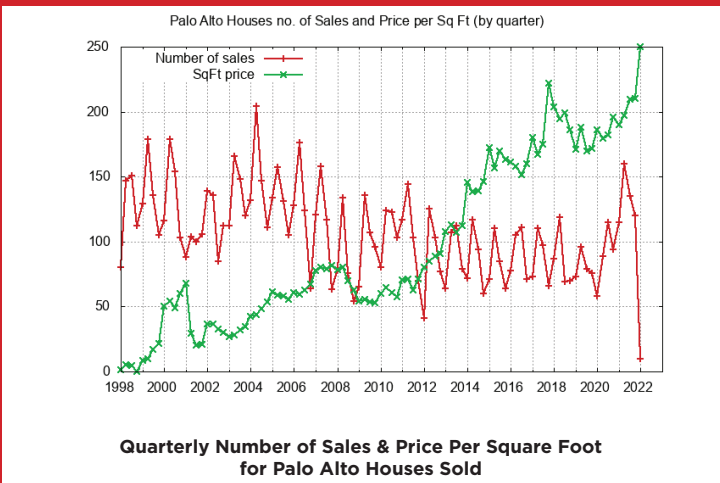
Sales Price vs. List Price for Palo Alto Homes

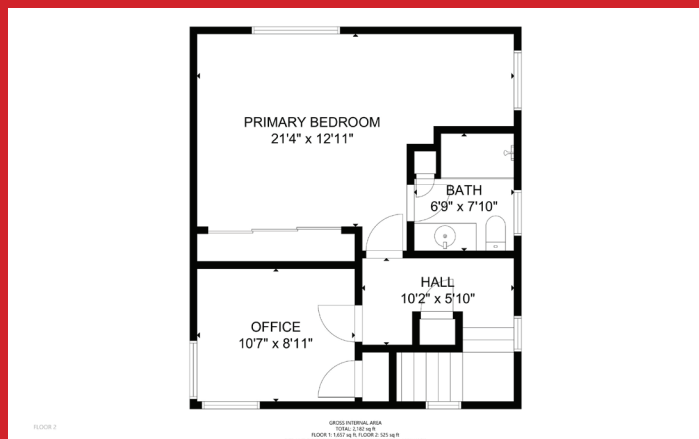
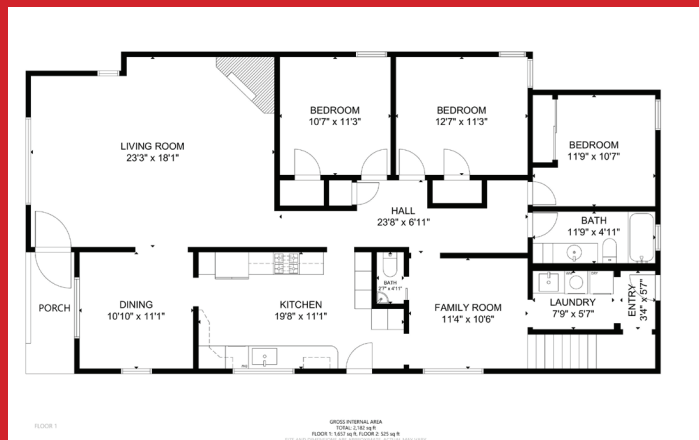
Home buyers and sellers want to know the typical relationship between list price and sales price. This relationship varies with city and time. The plots below show trends for this relationship using color coding which generally highlights changes in the market. More Palo Alto homes being sold over list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







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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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Team Leader/Broker

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Over 30 Years of Experience in 30+ Silicon Valley cities