



1070 MERCEDES AVE #3
LOS ALTOS

DELIGHTFUL 2 BEDROOM CONDO IN GREAT LOS ALTOS LOCATION

This delightful and modern Los Altos condo is located in the corner of a complex at the end of a court. There is no nearby through traffic, only parking for the building. This particular unit features an especially large yard and patio.

White cabinets with v-groove accents, quartz counter tops, stainless steel appliances, a decorative backsplash, and bamboo flooring provide a modern thoroughly enjoyable kitchen.

The living room has a fireplace with a charming tile surround, white mantel and almost flush hearth. A sliding glass door leading out to the patio and recessed lighting fill the room with light. The bamboo floor provides a warm natural accent.

Double pane windows, in-unit laundry, 2 carport spaces, and more ...

2 bedrooms

2 bathrooms

Living space: 1,055 SQ.FT.

Large private fenced patio

PRICE UPON REQUEST



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LIVING ROOM

Recessed overhead lighting • Bamboo floor • Glass door to patio





DINING ROOM

Open to kitchen • Bamboo floor

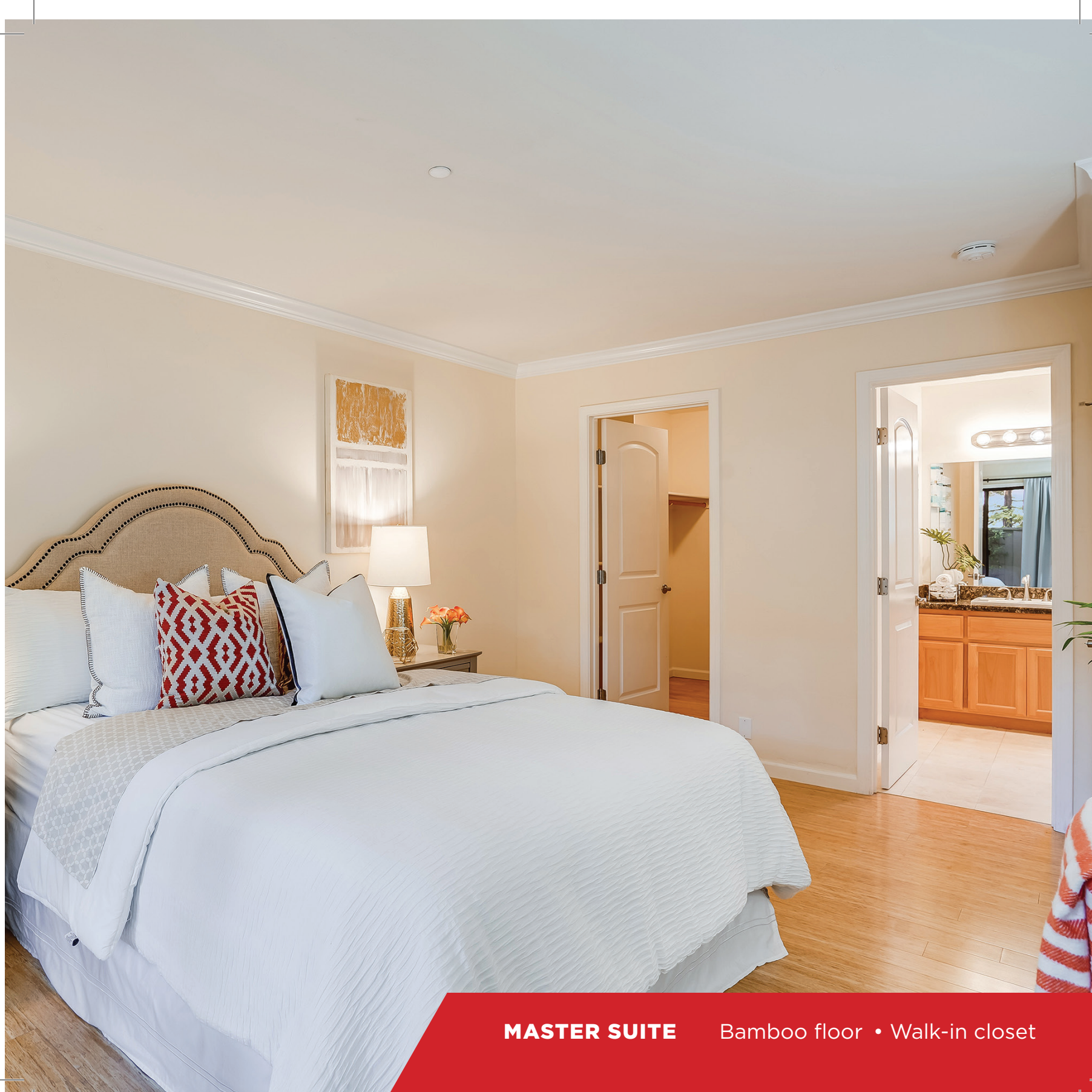




KITCHEN

Open to dining area • Quartz counter tops • Bamboo floor





MASTER SUITE

Bamboo floor • Walk-in closet

1070 MERCEDES AVE #3 • LOS ALTOS

Home Features

- Living space: 1,055 sq.ft.
- Lot size: 1,007 sq.ft.
- 2 bedrooms, 2 bathrooms
- In-unit laundry
- Double pane windows
- Mitsubishi cooling & heating units
- Santa Rita Elementary, Egan Middle, Los Altos High

Kitchen

- Stainless steel appliances
- Free standing smooth top electric range
- White cabinets with v-groove accents
- Quartz counter tops
- High decorative back splash behind sink and adjacent cabinets
- Bamboo floor

Living Room

- Recessed lighting
- Bamboo floor

- Wood burning fireplace
- Sliding glass door leading out to especially large patio and yard

Master Suite

- Bamboo floor
- Sliding glass doors leading out to patio
- Walk-in closet
- Recessed panel stained wood vanity with polished stone counter-top and ceramic sink
- Tile bathroom floor
- Glass doored walk-in shower with tile surround

Exterior

- Vertical grooved exterior siding
- Fenced yard with large patio, trellises on fence, and mature trees
- 2 carport spaces with storage
- Community swimming pool and club house
- Short walk to San Antonio Shopping Center
- Moderate walk to Caltrain

NEARBY ATTRACTIONS

Short walk to:

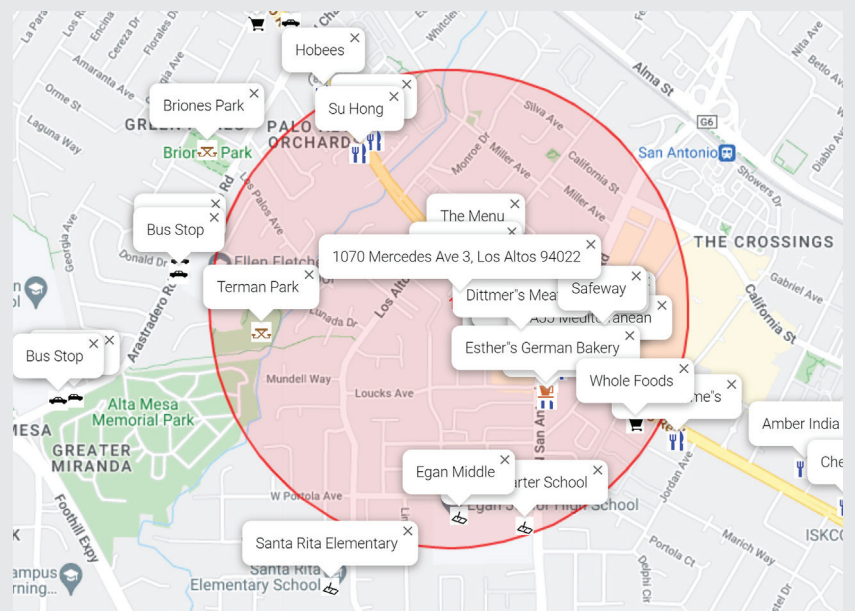
- Dittmer's Meats
- Sprouts Farmers Market
- A Good Morning
- Pho Vi Hoa
- The Pasta Market
- Noodle Talk
- Sushiko
- Su-Dam Korean Cuisine
- Estrelita Mexican Bistro
- Esther's German Bakery
- Armadillo Willy's Barbecue
- Chef Chu's
- Whole Foods
- San Antonio Shopping Center
- Pacific Catch

Moderate walk to:

- Caltrain

Short bike ride to:

- Rengstorff Park, Pool, Tennis

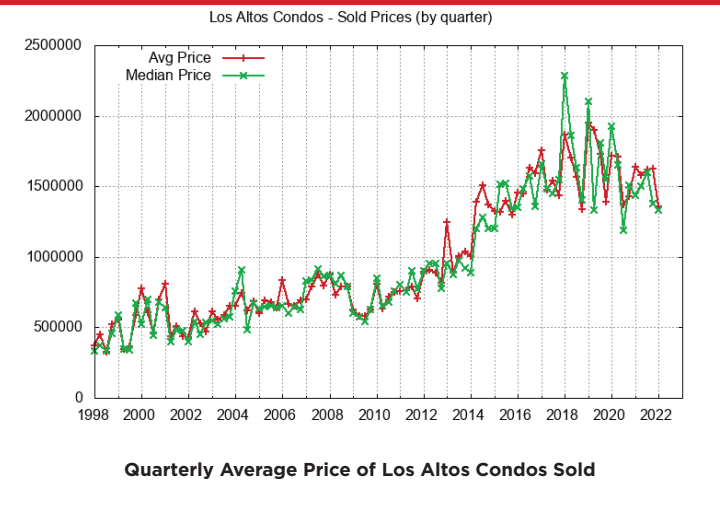


*Red circle marks 0.5 miles around 1070 Mercedes Ave #3, Los Altos 94022

LOCAL REAL ESTATE TRENDS

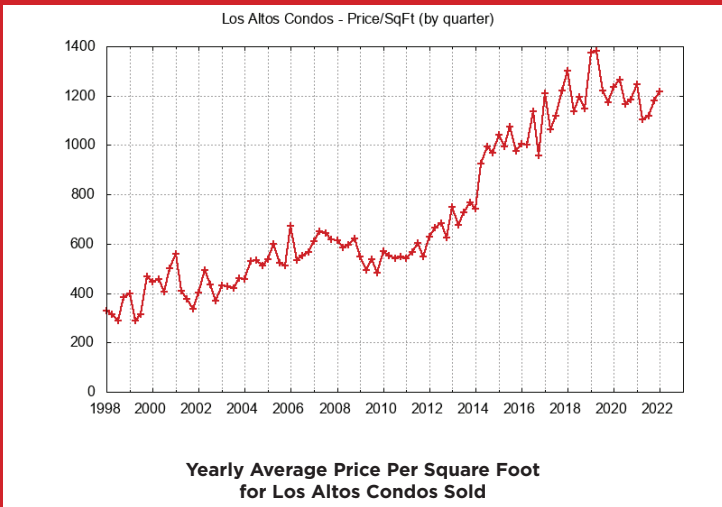
Average and Median Home Price of Los Altos Condos Sold

When trying to understand Los Altos 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.



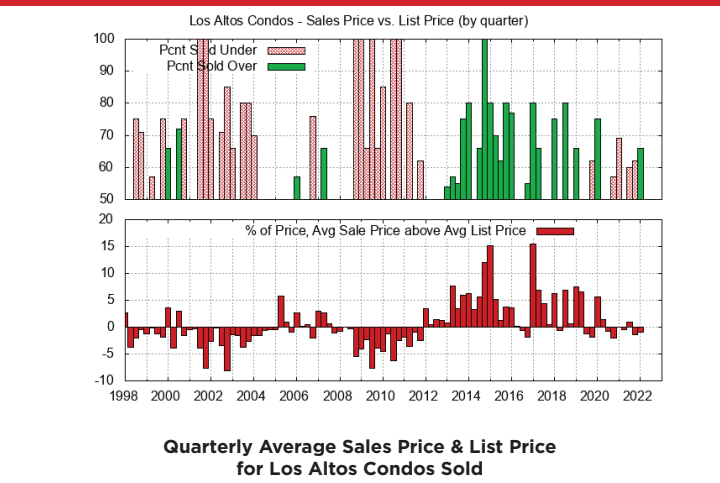
Price Per Square Foot for Los Altos Condos Sold

The sales price of a Los Altos 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 Los Altos 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.



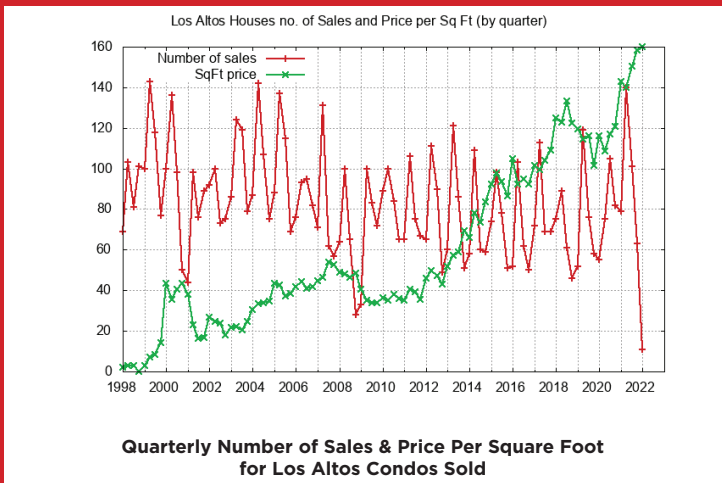
Sales Price vs. List Price for Los Altos Condos

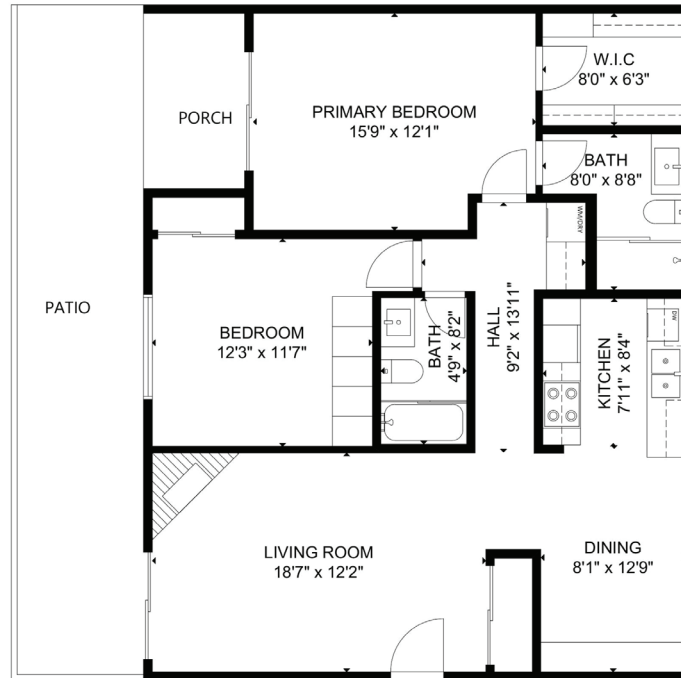
Home buyers and sellers want to know the typical relationship between list price and sales price. This relationship varies with city and time. The plots below show trends for this relationship using color coding which generally highlights changes in the market. More Los Altos homes being sold over list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

A quick estimate of how active the Los Altos 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: 1,033 sq. ft.
FLOOR 1: 1,033 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."



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Over 30 Years of Experience in 30+ Silicon Valley cities