

The Juliana Lee Team Presents
1260 UNIVERSITY AVE
PALO ALTO



JULIANA LEE
TEAM

HOME FEATURES

- 3 bedrooms
- 2 bathrooms
- 1,665 sq.ft. space
- 6,630 sq.ft. lot
- Beautifully updated

Walk to downtown

tour & details



Juliana Lee

BROKER

JLee Realty

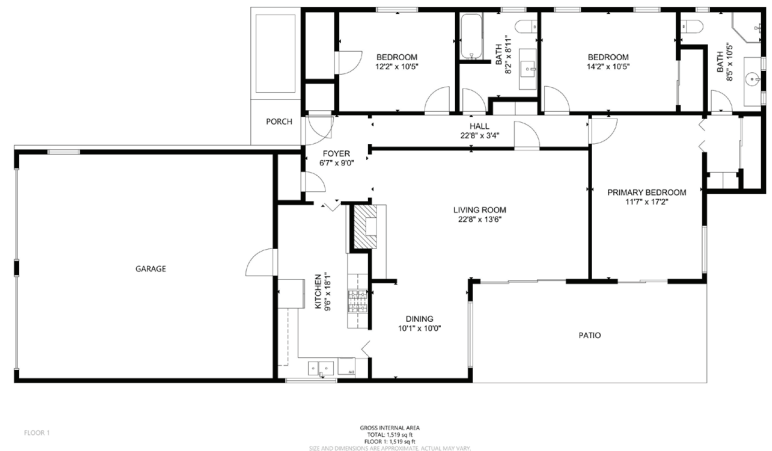
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JulianaLee.com | 650.857.1000

1260 UNIVERSITY AVE | PALO ALTO

This delightful Crescent Park home is set quite far back from the street yet gives you two large patios in the back yard. All of the bedrooms are good sized ranging from 12' 2" x 10' 5" to 17' 2" x 11' 7". The large living room (22' 8" x 13' 6") is open to the dining room and has sliding glass doors leading out to a large patio. A second large brick patio is behind the living room. This brick patio is surrounded by a citrus tree and numerous mature Camillias.

The beautiful modern kitchen features cheerful white raised panel cabinets, Corian style counter tops, and a mix of white and stainless steel appliances. The kitchen has a breakfast area and a doorway to the dining room.



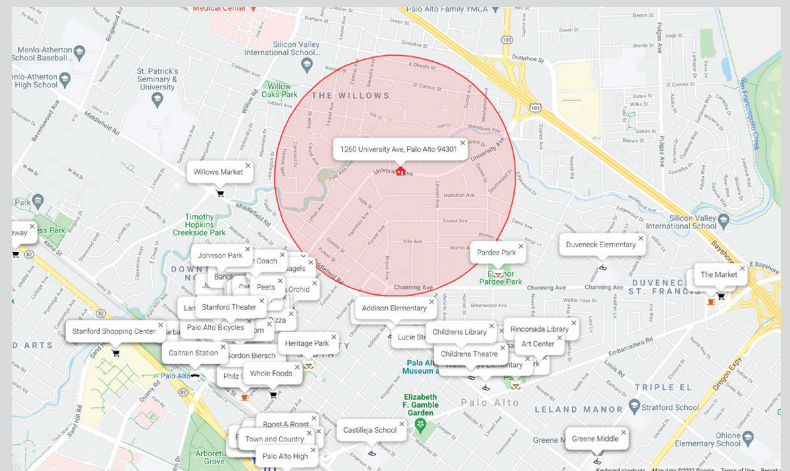
NEARBY ATTRACTIONS

Short walk to:

- Downtown Palo Alto
- Community Center
- Pardee Park
- Duveneck Elementary
- Art Center
- Rinconada Library
- Jr. Museum & Zoo
- Children's Library
- Children's Theatre
- Rinconada Pool
- Rinconada Park

Short bike ride to:

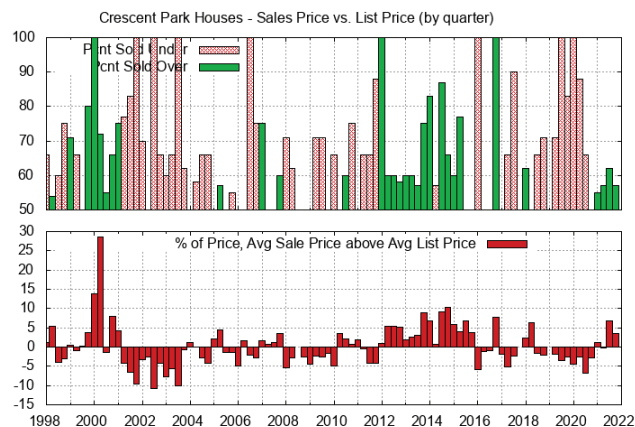
- Downtown Palo Alto
- Greene Middle School
- Palo Alto High School
- Castilleja School
- Stanford University
- Town & Country
- Facebook



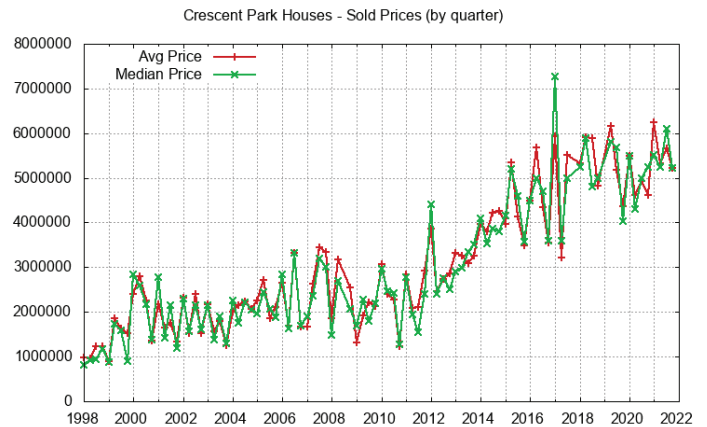
Red circle marks 0.5 miles around 1260 University Ave, Palo Alto CA 94301

REAL ESTATE TRENDS

Sales Price vs. List Price for Crescent Park Houses Sold



Sales Price for Crescent Park Houses Sold



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VIRTUAL TOUR: [JulianaLee.com/1260university](https://julianalee.com/1260university)





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(Adjacent to Crowne Plaza Hotel)



virtual tour: julianalee.com/1260university

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