



JLEE REALTY



Details &
virtual tour

1260 UNIVERSITY AVE
PALO ALTO

DELIGHTFUL CRESCENT PARK HOME

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.

3 bedrooms

2 bathrooms

Living space: 1,665 SQ.FT.

Lot size: 6,630 SQ.FT.

PRICE UPON REQUEST









LIVING ROOM

Recessed overhead lighting • Wood floor • Open to dining room

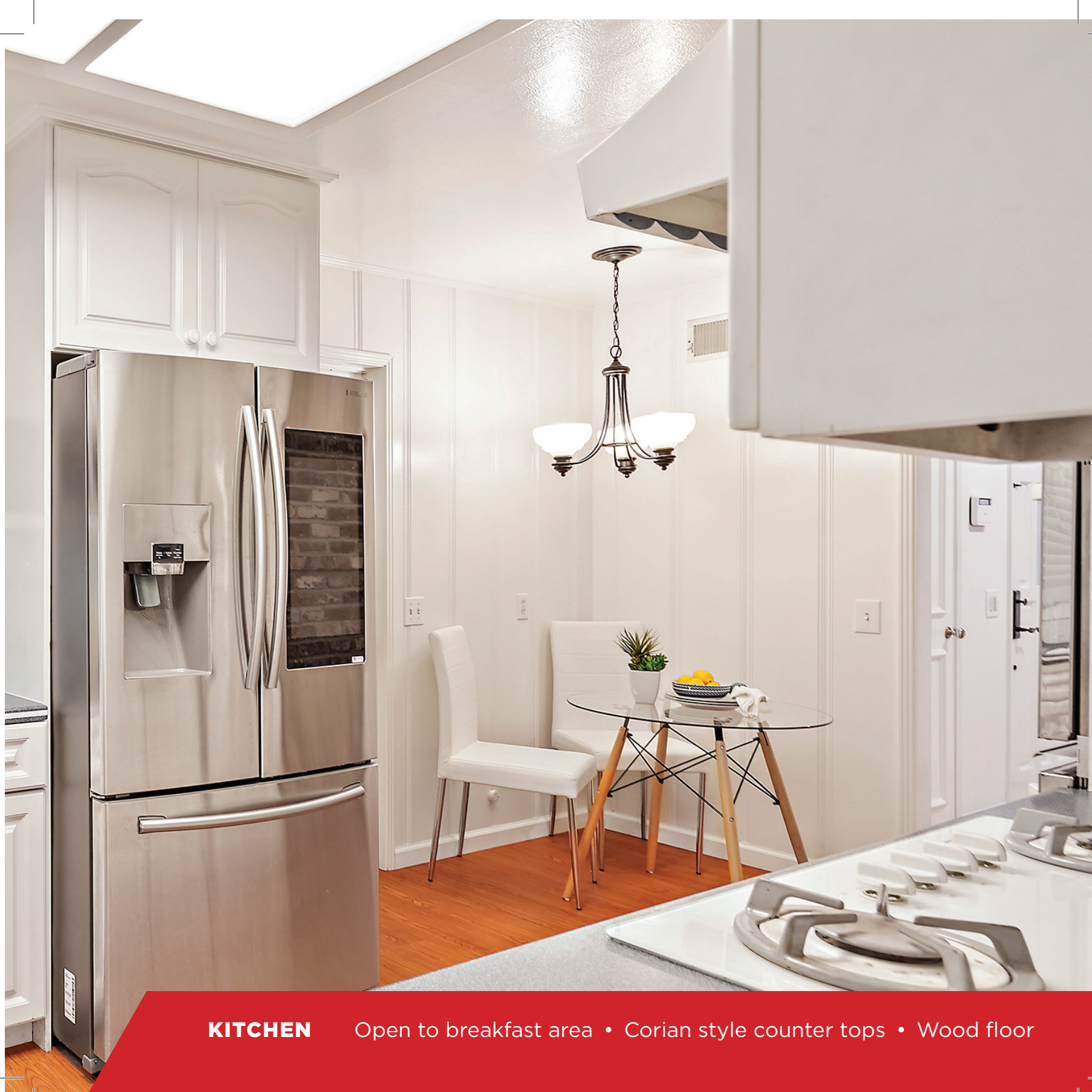




DINING ROOM

View of patio • Wood floor • Adjacent to kitchen

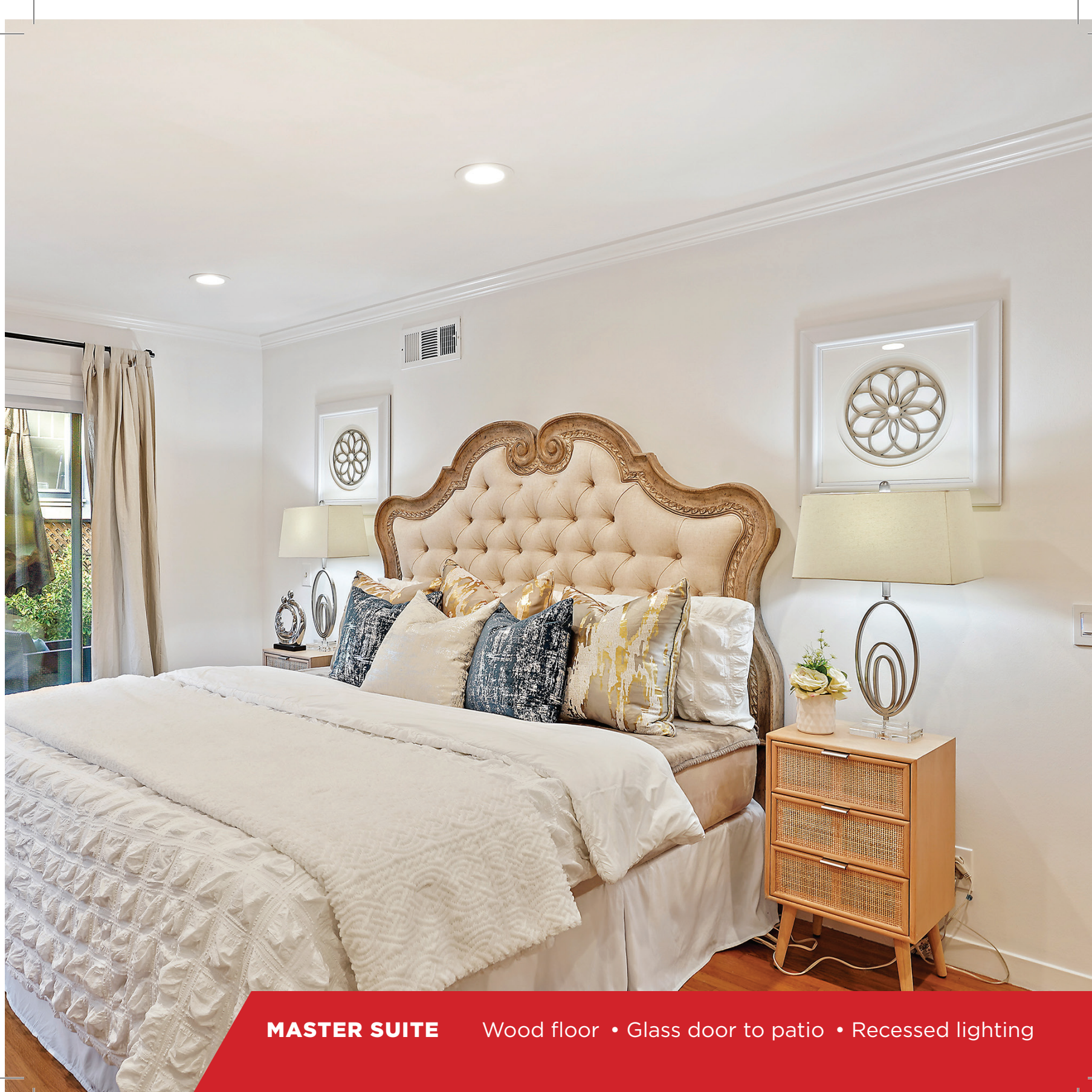




KITCHEN

Open to breakfast area • Corian style counter tops • Wood floor





MASTER SUITE Wood floor • Glass door to patio • Recessed lighting

1260 UNIVERSITY AVE • PALO ALTO

Home Features

- Living space: 1,665 sq.ft.
- Lot size: 6,630 sq.ft.
- 3 bedrooms, 2 bathrooms
- Large covered front porch
- Two large patios
- Duveneck Elementary, Greene Middle, Palo Alto High

Kitchen

- Mix of white and stainless steel appliances
- White gas cooktop
- Two white ovens built into cabinet
- White raised panel cabinets
- Corian style counter tops
- High tile back splash with decorative insert
- Wood plank floor
- Breakfast area

Living Room

- Recessed ceiling lights

- Wood plank floor
- White brick fireplace
- Open to dining room
- Sliding glass doors leading out to large sideyard patio

Master Suite

- Recessed ceiling lights
- Oak floor
- Sliding glass doors leading out to large sideyard patio
- Walk-in closet area
- Ornate antiqued vanity with polished stone countertop and recessed sink
- Wood plank bathroom floor
- Glass corner shower with synthetic stone surround

Exterior

- Half-height used brick front facade
- Front yard with lawn, shrubs, and flowers
- Fenced back yard, with patios, shrubs, trees, lawn.

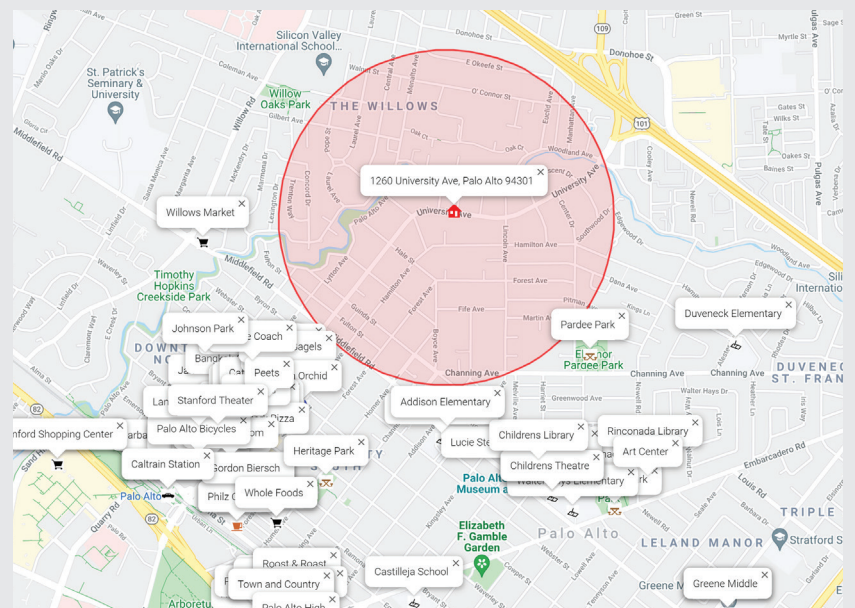
NEARBY ATTRACTIONS

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:

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

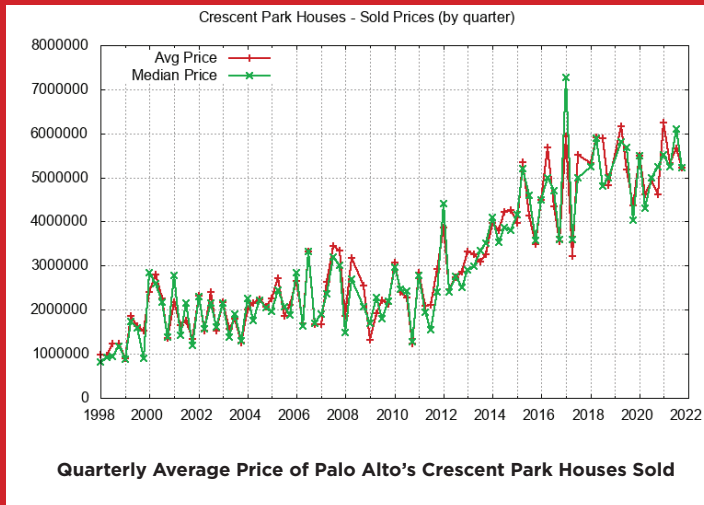


*Red circle marks 0.5 miles around 1260 University Ave, Palo Alto 94301

LOCAL REAL ESTATE TRENDS

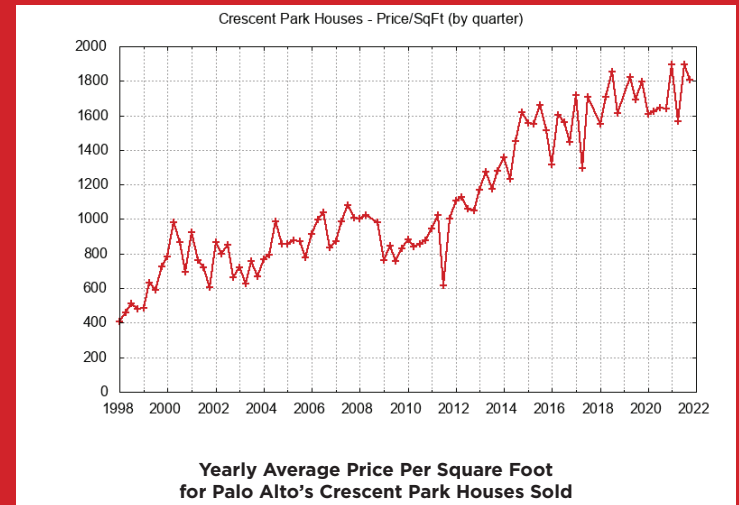
Average and Median Home Price of Palo Alto Homes Sold

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.



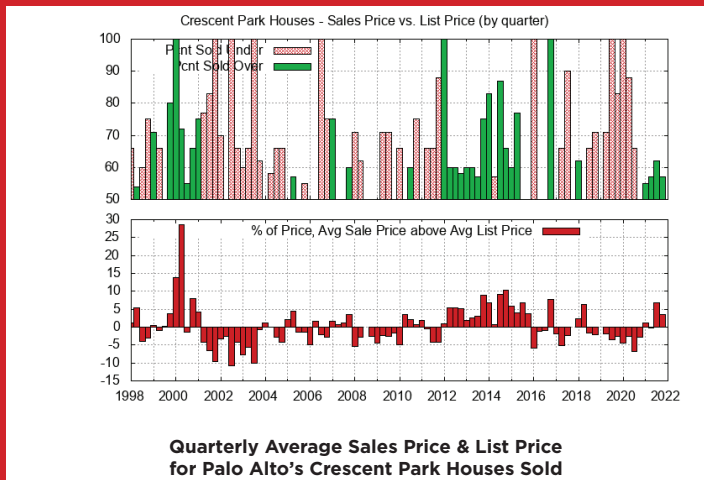
Price Per Square Foot for Palo Alto Homes Sold

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.



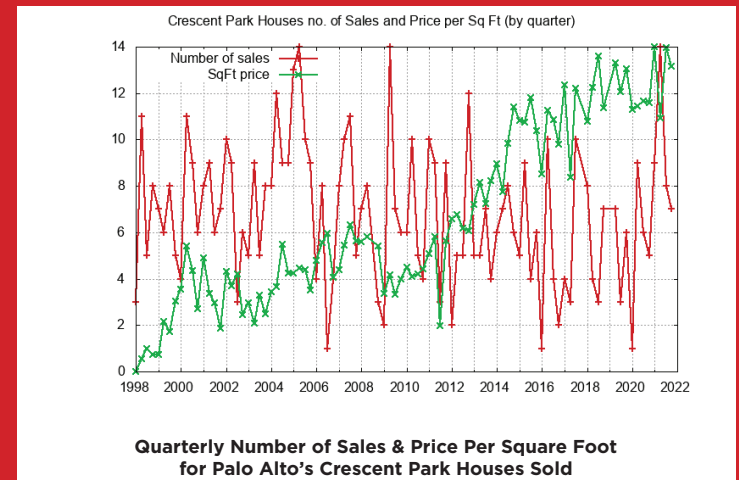
Sales Price vs. List Price for Palo Alto Homes

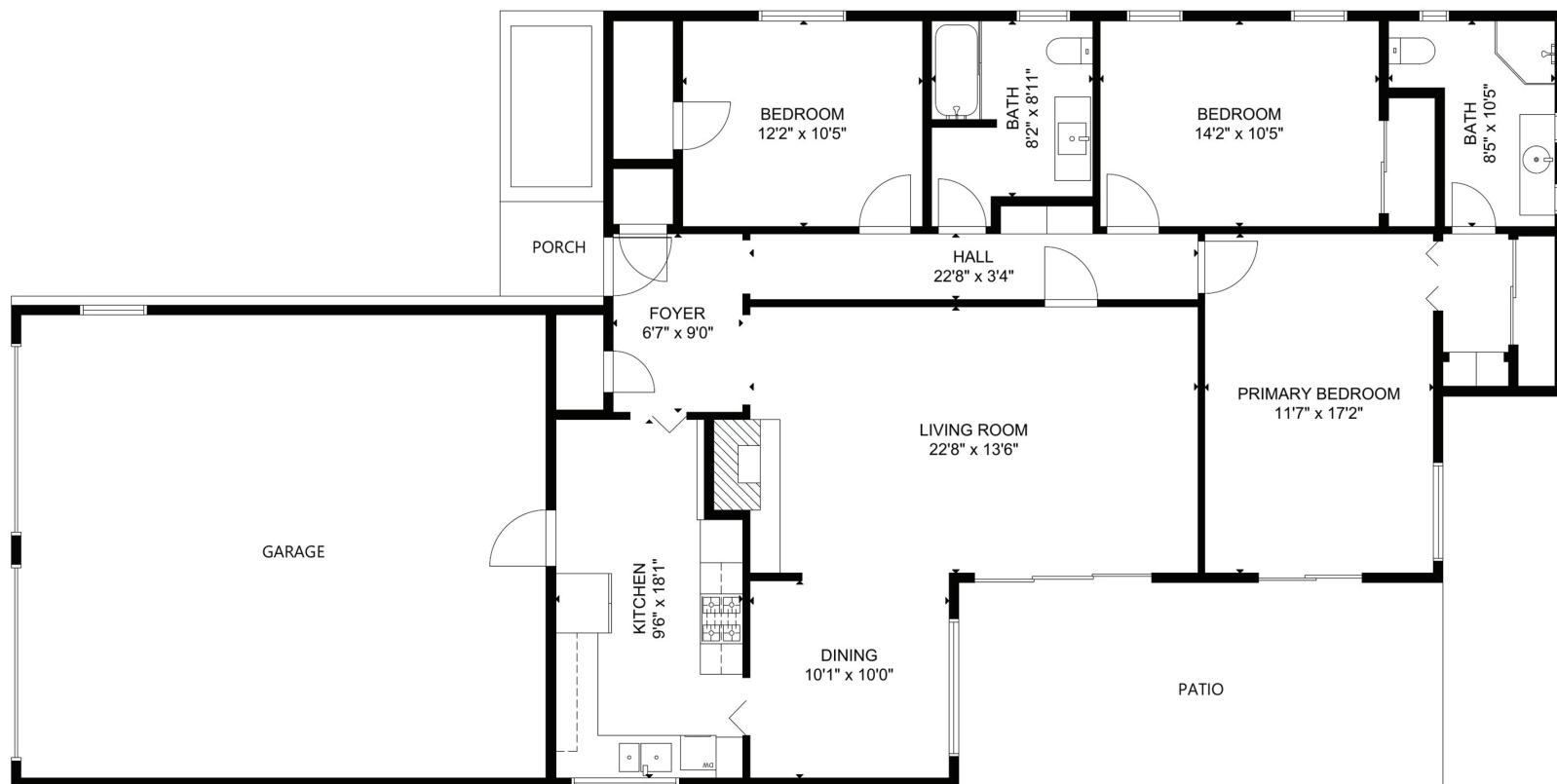
Home buyers and sellers want to know the typical relationship between list price and sales price. This relationship varies with city and time. The plots below show trends for this relationship using color coding which generally highlights changes in the market. More Palo Alto homes being sold over list 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: 1,519 sq ft
FLOOR 1: 1,519 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

3 bedrooms
2 bathrooms
Living space: 1,665 sq.ft.
Lot size: 6,630 sq.ft.





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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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李文房地產做的最好

Over 30 Years of Experience in 30+ Silicon Valley cities