



JLEE REALTY



678 WEBSTER ST
PALO ALTO

BEAUTIFULLY REMODELED TOWNHOUSE IN GREAT DOWNTOWN PALO ALTO LOCATION

This beautifully remodeled downtown townhouse is located away from the train tracks and near to but not on University Ave. It is in an ideal location for you to enjoy the amenities of the vibrant downtown area.

This home features an open living room - dining room with the chef's kitchen separated by a breakfast bar. Sliding glass doors fill the area with natural light and lead out to a charming fenced and landscaped patio.

The beautiful kitchen features dark stained wood recessed panel cabinets, light quartz countertops, a glass tile backsplash, modern stainless steel appliances, and a brand new electric induction cooktop. All of the bathrooms have been delightfully remodeled and feature modern fixtures and materials.

All 3 bedrooms have closets. The laundry is upstairs in the large hall bathroom, near the bedrooms, and has plentiful storage.

3 bedrooms
2.5 bathrooms
Living space: 1,552 SQ.FT.
Private fenced patio

PRICE UPON REQUEST

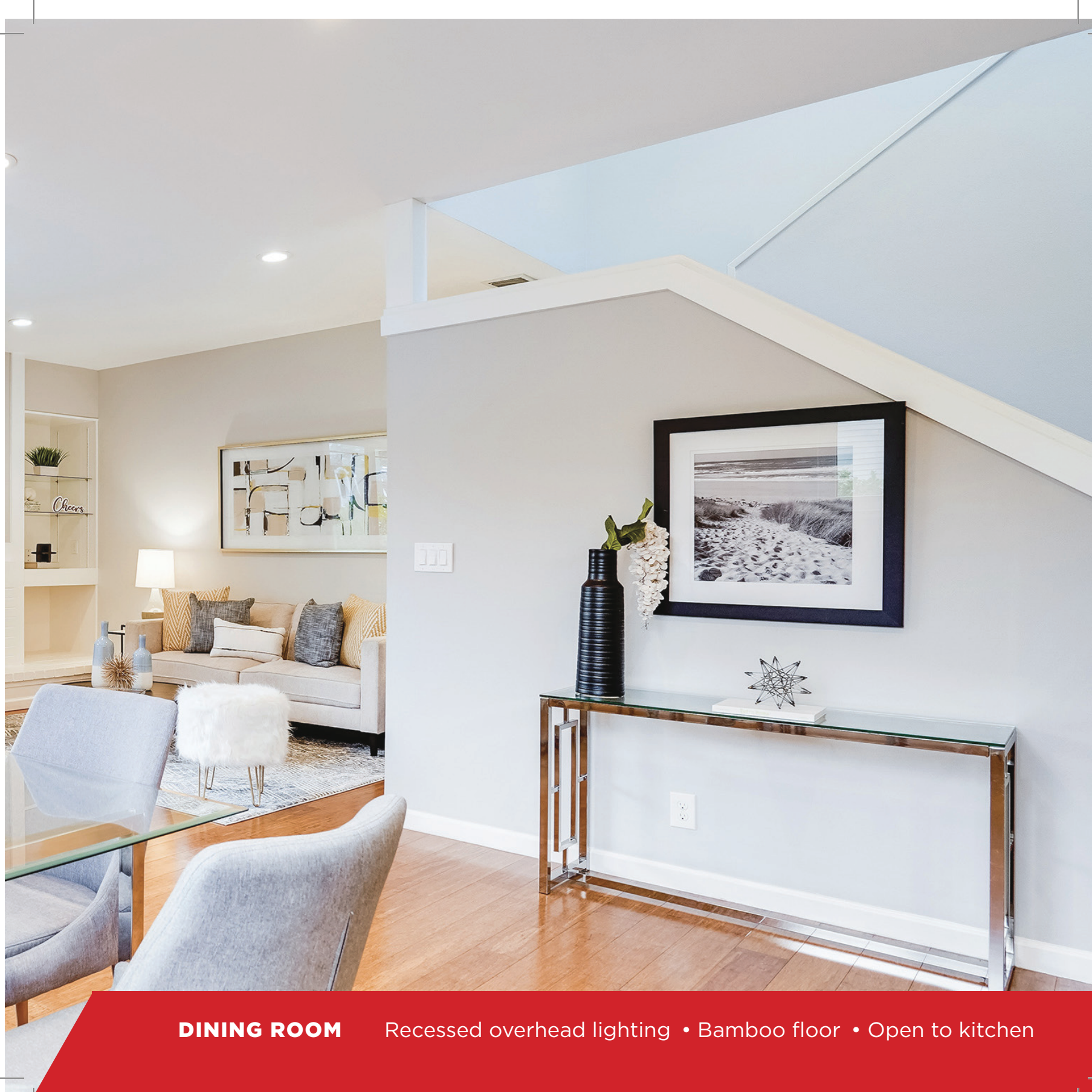


Juliana Lee Team
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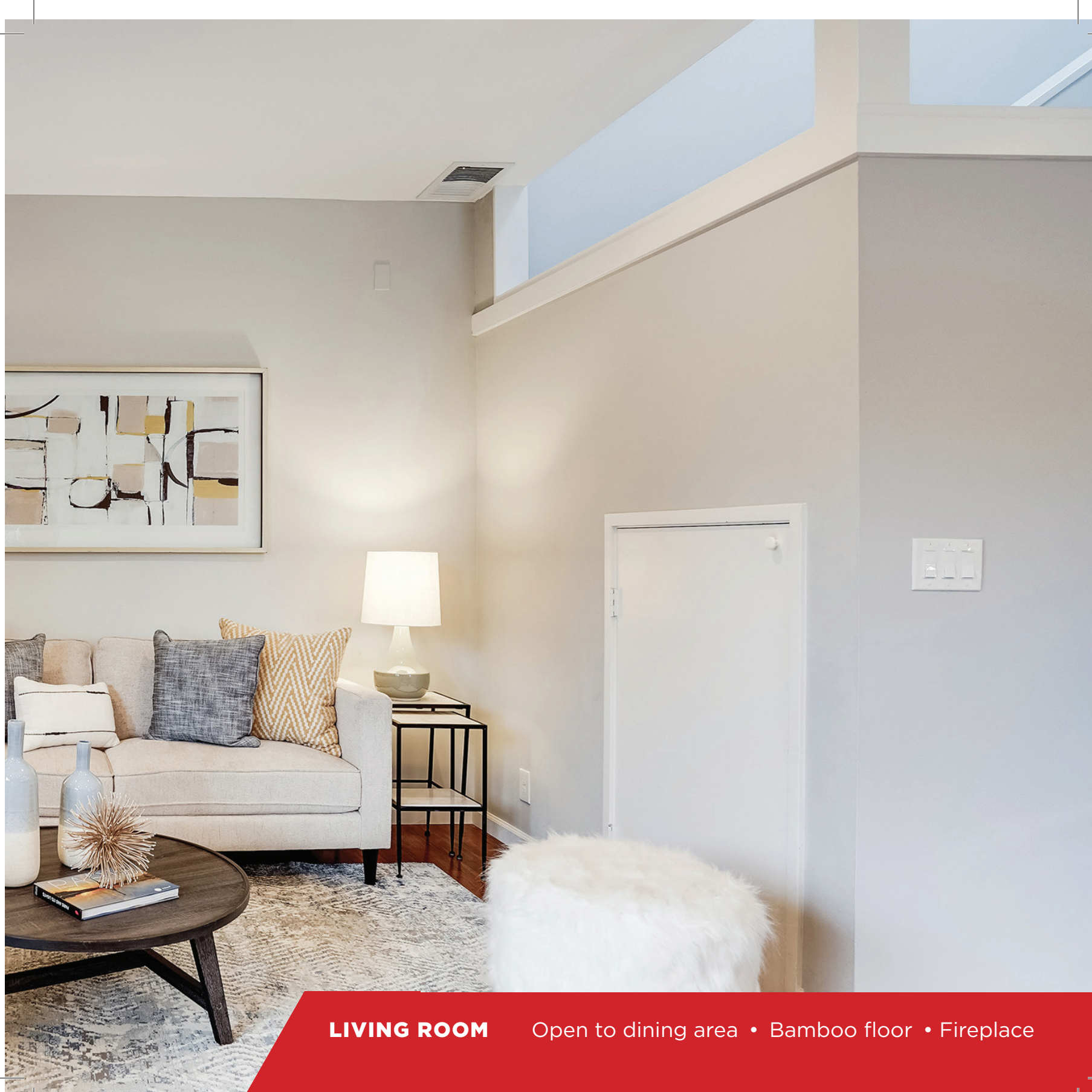




DINING ROOM

Recessed overhead lighting • Bamboo floor • Open to kitchen





LIVING ROOM

Open to dining area • Bamboo floor • Fireplace

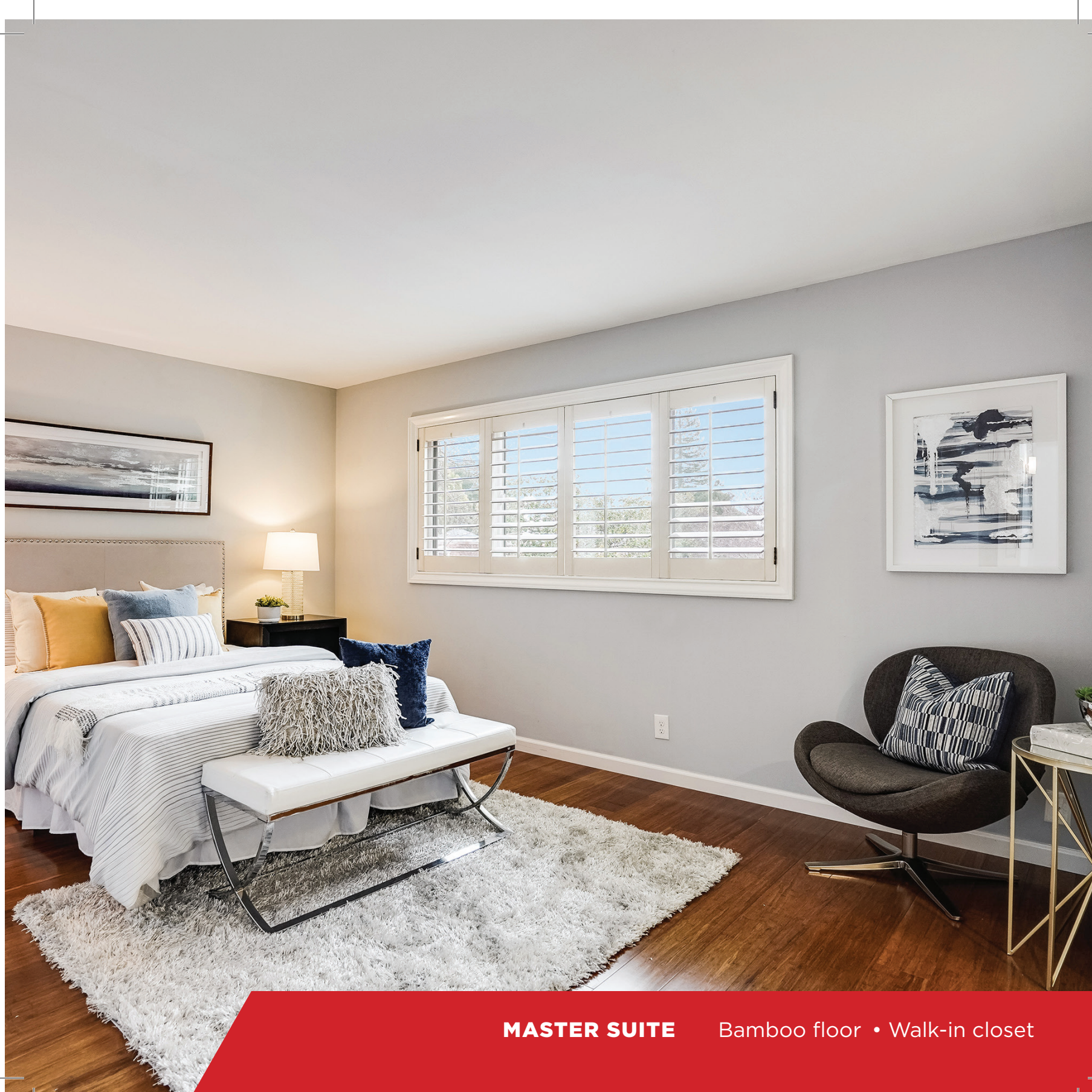




KITCHEN

Open to dining area • Quartz counter tops • Porcelanosa tile floor





MASTER SUITE

Bamboo floor • Walk-in closet

678 WEBSTER ST • PALO ALTO

Home Features

- Living space: 1,552 sq.ft.
- Lot size: 1,260 sq.ft.
- 3 bedrooms on top floor, 2.5 bathrooms
- Large bonus storage room (not part of 1,552 sq.ft.)
- Fenced and landscaped patio
- Addison Elementary, Greene Middle, Palo Alto High

Kitchen

- Chef's kitchen, designed for entertaining
- Stainless steel appliances
- Smooth surface, electric induction cooktop
- Double built-in European wall ovens
- Stained wood, recessed panel cabinets
- Quartz counter tops
- High glass tile back splash
- Porcelanosa tile floor

Living Room

- Recessed lighting
- Carbon bamboo floor

- White brick fireplace
- Built-in display shelves
- Open to dining area and kitchen beyond
- Sliding glass doors to patio

Master Suite

- Carbon bamboo floor
- Windows with downtown city view
- Walk-in closet
- White recessed panel vanity with quartz counter-top and double wide recessed sink with two faucets
- Double medicine cabinets
- Porcelanosa tile bathroom floor
- Tub with Porcelanosa tile walls
- Shower over tub

Exterior

- Stucco exterior with board and batten upper floor
- Fenced yard with patio

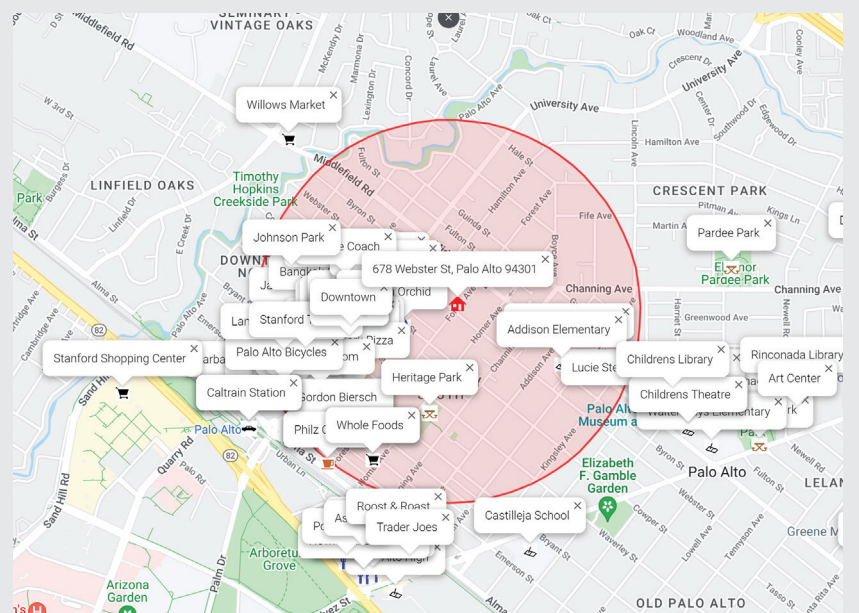
NEARBY ATTRACTIONS

Short walk to:

- Downtown Palo Alto
- Tamarine Restaurant
- Il Fornaio
- ROOH
- Gyros Gyros
- Blue Bottle Coffee
- Sushirrito
- Taste
- Cafe Venetia
- Pho Banh Mi
- YAYOI
- Starbucks
- Crepevine Restaurant
- Killiney Kopitiam

Short bike ride to:

- Childrens Library
- Childrens Theatre
- Lucie Stern Community Center
- Rinconada Park
- Palo Alto Junior Museum and Zoo
- Rinconada Library
- Town and Country Shopping
- Stanford Shopping Center

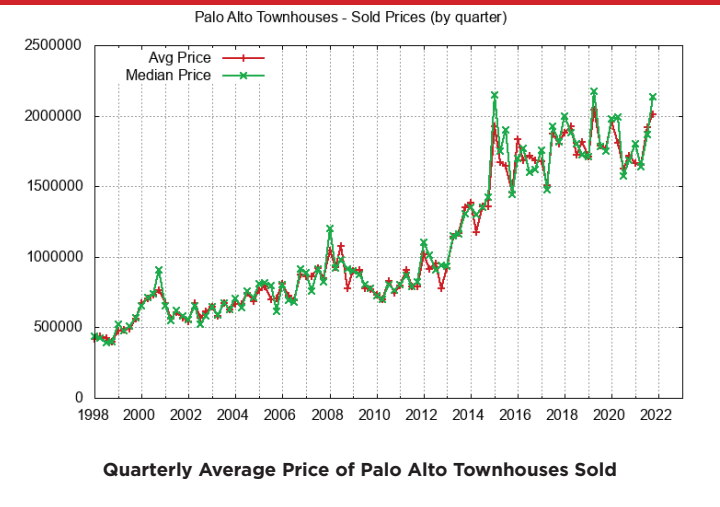


*Red circle marks 0.5 miles around 678 Webster St, Palo Alto 94301

LOCAL REAL ESTATE TRENDS

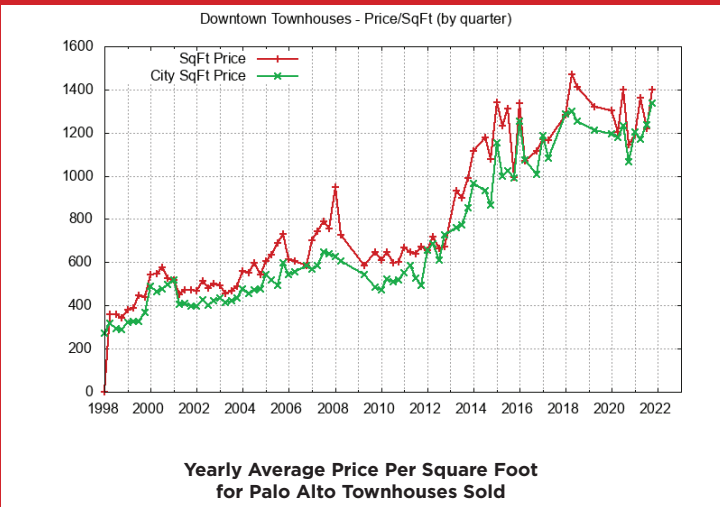
Average and Median Townhouse Price of Palo Alto Townhouses Sold

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.



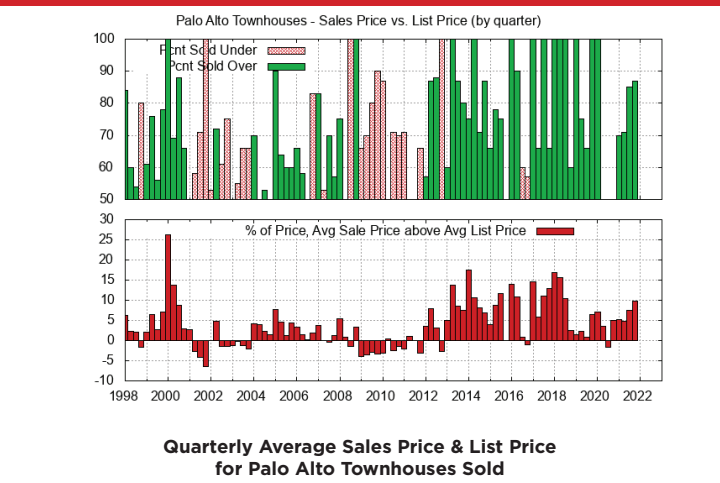
Price Per Square Foot for Palo Alto Townhouses Sold

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.



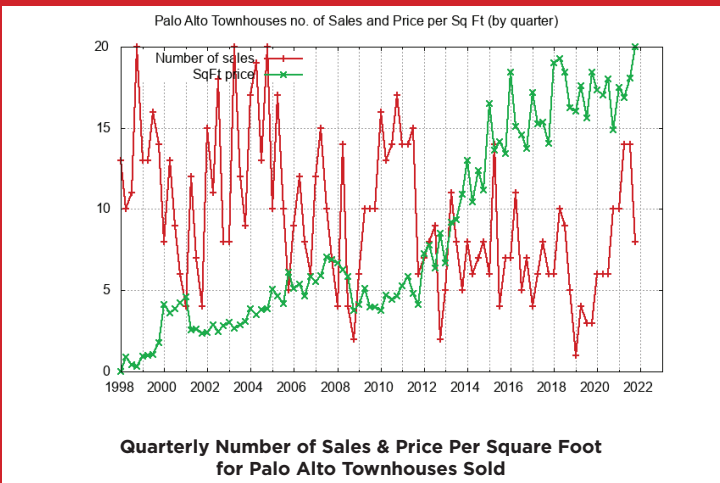
Sales Price vs. List Price for Palo Alto Townhouses

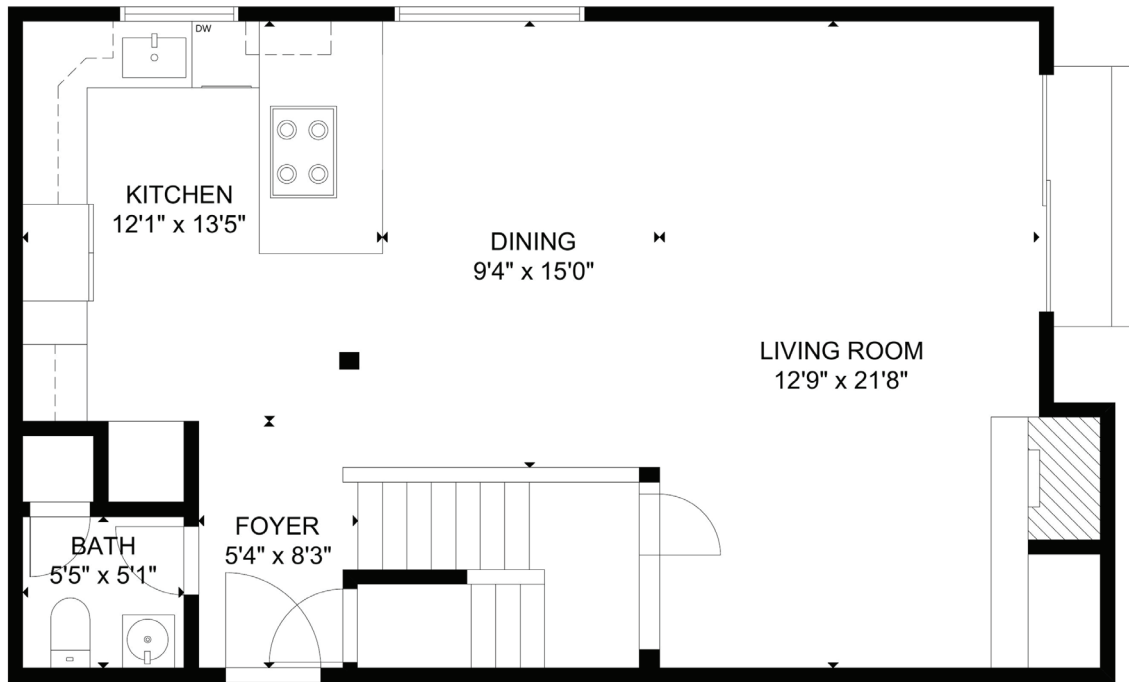
Home buyers and sellers want to know the typical relationship between list price and sales price. This relationship varies with city and time. The plots below show trends for this relationship using color coding which generally highlights changes in the market. More Palo Alto homes being sold over list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

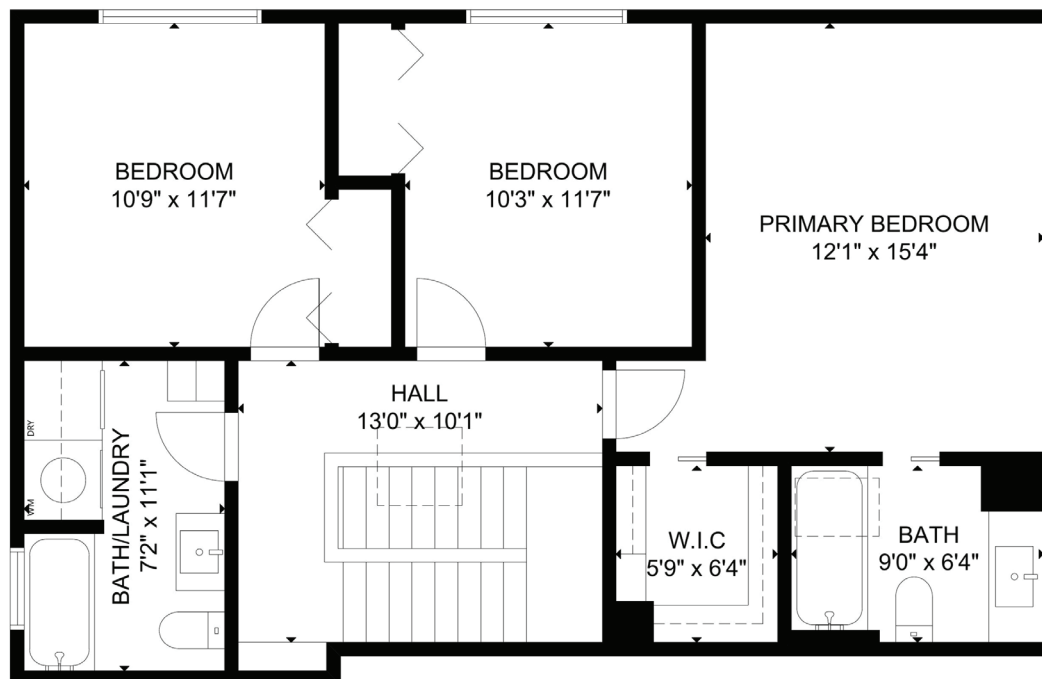
A quick estimate of how active the Palo Alto real estate market is, can be found by looking at the number of home sold. Locally there is a strong seasonal change in the number of homes sold. The lowest number of homes sold typically occurs around December & January. The highest number of homes sold typically occurs around May. Price changes do not track the seasonal change in the number of homes sold.





FLOOR 1

GROSS INTERNAL AREA
TOTAL: 1,579 sq ft
FLOOR 1: 757 sq ft, FLOOR 2: 822 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 2

GROSS INTERNAL AREA
TOTAL: 1,579 sq ft
FLOOR 1: 757 sq ft, FLOOR 2: 822 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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李文房地產做的最好

Over 30 Years of Experience in 30+ Silicon Valley cities