



JLEE REALTY



406 PEPPER AVE
PALO ALTO

DELIGHTFUL 2 BEDROOM TOWNHOUSE, WALK TO CALIFORNIA AVE SHOPS

This beautiful and delightful townhouse (no units above nor below) is in a superb location. A short walk will get you to the California Ave shops and Caltrain. Located near the back of a small (6 unit) complex, it is sheltered from traffic. Its large private deck provides enjoyable outdoor living space complete with a hot tub. Shaded planting areas give you the opportunity to create your own garden.

Inside, the living room and dining room look out to the rear deck and create a tranquil elegant living space. The bright, beautiful, modern kitchen features stainless steel appliances, polished black stone counter tops, grey subway tile backsplash, and a Brazilian Cherry hardwood floor.

2 bedrooms

2.5 bathrooms

Living space: 1,284 SQ.FT.

LOT: 780 SQ.FT.

Large backyard deck

PRICE UPON REQUEST

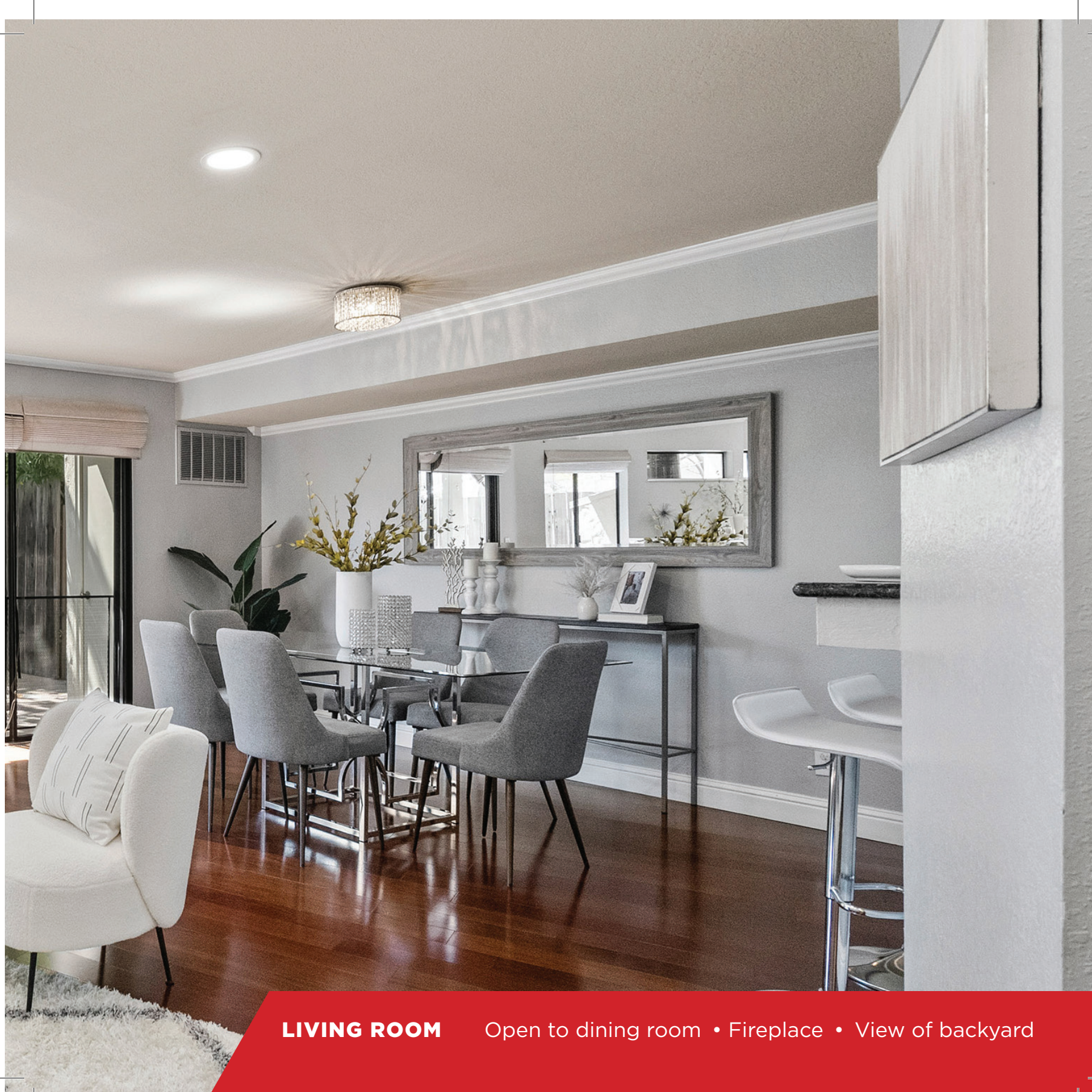


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LIVING ROOM

Open to dining room • Fireplace • View of backyard





DINING ROOM

Open to living room • Brazilian Cherry floor • Open to kitchen





KITCHEN

Open to dining area • Granite counter tops • Smooth top electric range





PRIMARY SUITE

Brazilian Cherry floor • Double wide sliding door closet

406 PEPPER AVE • PALO ALTO • 94306

Home Features

- Living space: 1,284 sq.ft.
- Lot size: 780 sq.ft.
- 2 bedrooms, 2.5 bathrooms
- Large deck with hot tub
- 2 balconies
- Additional storage for bikes
- 1 carport space
- Barron Park Elementary, Fletcher Middle, Gunn High

Kitchen

- Stainless steel appliances
- Smooth top electric range
- White, raised panel cabinets
- Black polished stone counter tops
- High subway tile back splash
- Brazilian cherry hardwood floor

Living Room

- Recessed lighting
- Brazilian cherry hardwood floor

- Fireplace with dry-stacked stone surround & polished black stone hearth
- Open to dining room
- View of back deck

Family Room

- Open to living room
- Wood plank floor (laminated)
- White block fireplace with gas log
- Sliding glass door to backyard patio

Primary Suite

- Recessed lighting
- Brazilian cherry hardwood floor
- Windows looking out to
- Double wide sliding door closet
- Dark stained wood vanity with granite counter-top and sink
- Stone tile bathroom floor
- Shower over tub with synthetic surround

NEARBY ATTRACTIONS

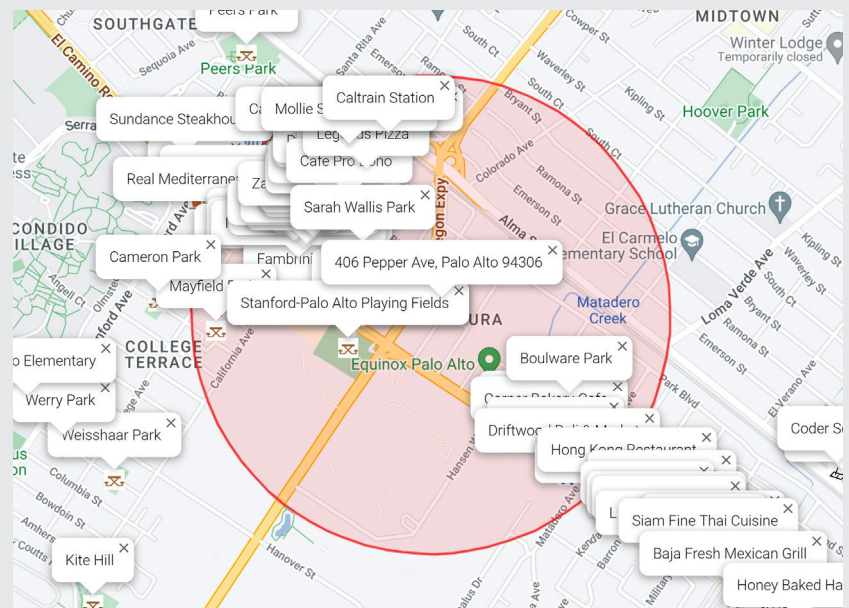
Short walk to:

- Caltrain
- Mollie Stones Market
- California Ave Farmers Market
- Caffe Riace
- Terun
- Kali Greek Kitchen
- Izzy's Bagels
- MJ Sushi
- Mediterranean Wraps
- Joanie's Cafe
- Sun of Wolf Mexican
- Zareen's Palo Alto
- Italico Ristorante
- Zombie Runner Coffee
- Cafe Pro Bono
- Protege
- Chipotle

- Fambini's Cafe
- The Fish Market
- Indo Restaurant
- Driftwood Deli
- Taqueria El Grullense

Short bike ride to:

- Stanford University
- Midtown Shopping Center

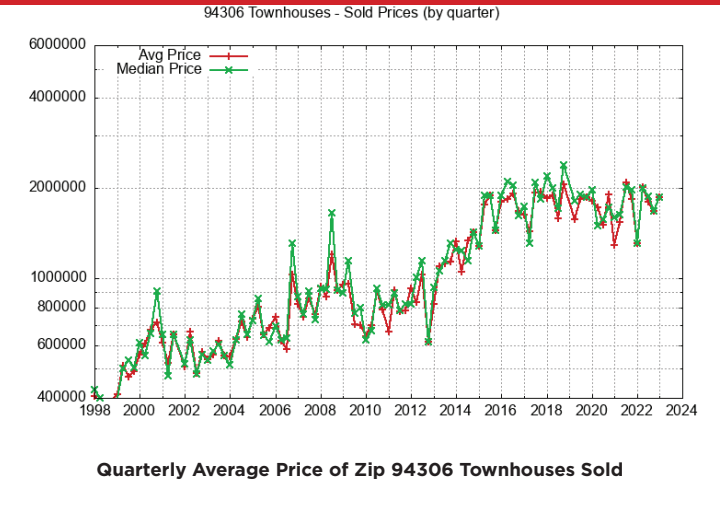


*Red circle marks 0.5 miles around 406 Pepper Ave, Palo Alto 94306

LOCAL REAL ESTATE TRENDS

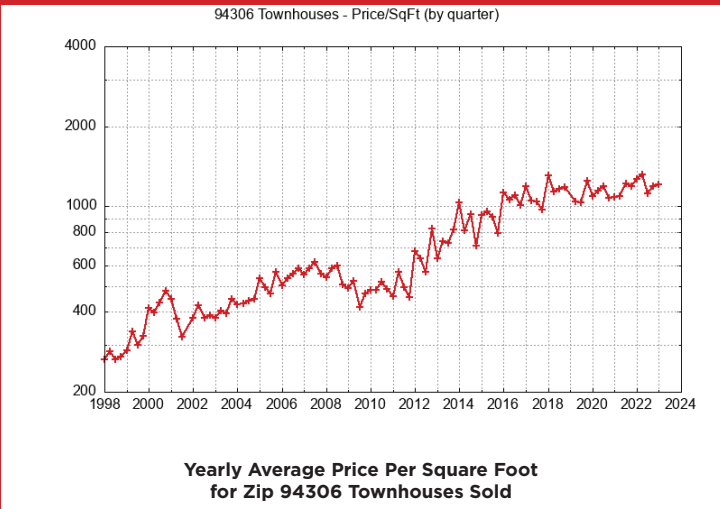
Average and Median Home Price of 94306 Townhouses Sold

When trying to understand 94306 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.



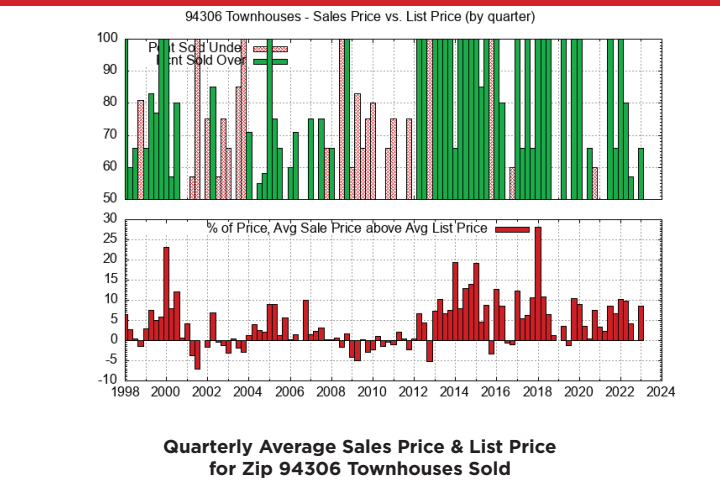
Price Per Square Foot for 94306 Townhouses Sold

The sales price of a 94306 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 94306 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.



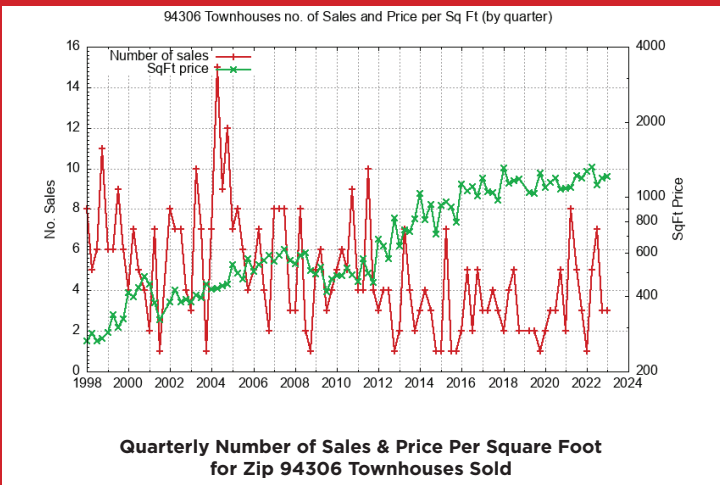
Sales Price vs. List Price for 94306 Townhouses

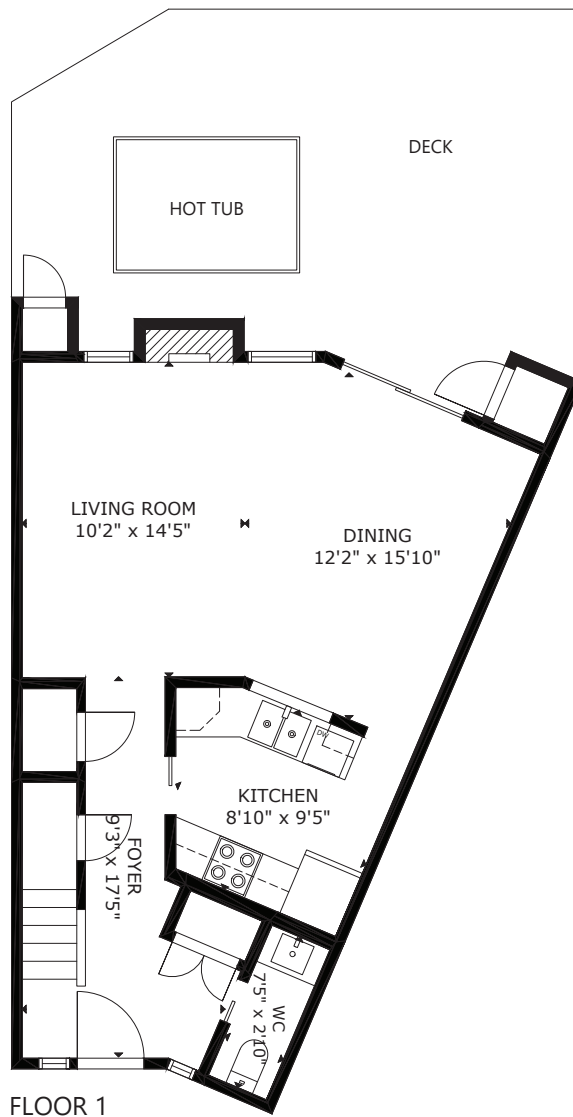
Home buyers and sellers want to know the typical relationship between list price and sales price. This relationship varies with city and time. The plots below show trends for this relationship using color coding which generally highlights changes in the market. More 94306 homes being sold over list price 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.



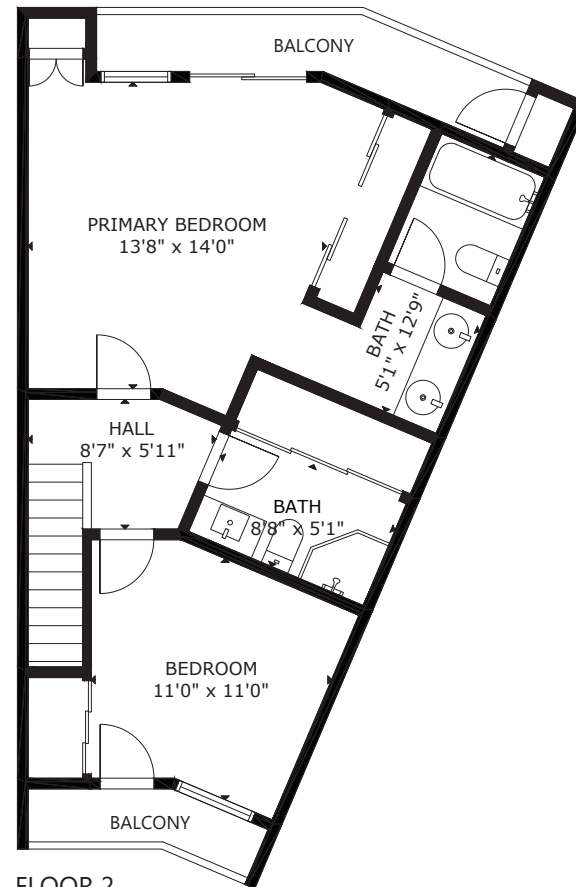
Number of 94306 Townhouses Sold

A quick estimate of how active the 94306 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



FLOOR 2

GROSS INTERNAL AREA
 TOTAL: 1,158 sq ft
 FLOOR 1: 576 sq ft, FLOOR 2: 582 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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*"We believe honesty,
integrity, hard work,
commitment and creativity
are all necessary to craft a
truly successful real estate
transaction. We bring
passion for our work to
every transaction."*



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李文房地產做的最好

Over 30 Years of Experience in 30+ Silicon Valley cities