



JLEE REALTY



**765 SAN ANTONIO RD**  
**PALO ALTO**



# CONTEMPORARY STYLE, PRIVATE BALCONY, PRIVATE ATTACHED GARAGE

This delightful home has its own private balcony and private garage. It is within easy walking distance of shops, cafes, and parks.

The cheerful kitchen features white appliances, white cabinet doors, and a white vinyl floor having a tile design. Color is added by stained wood frames used for the cabinet frames, and light warm tinted walls and counter tops. The dining room is open to the kitchen. A window looking out to the private balcony fills the dining room with natural light.

The living room opens to the front balcony through a sliding glass door and is partially open to the adjacent dining room. At the opposite end, a hallway leads to the foyer and to the bedrooms. A washer/dryer hookup is in a hallway closet around a corner keeping it out of public sight. Both bedrooms have carpeted floors, and are filled with natural light from their windows. The bedrooms have good sizes.

2 bedrooms

1 bathrooms

Living space: 946 SQ.FT.

Private attached garage

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**PRICE UPON REQUEST**



**Juliana Lee Team**  
**650-857-1000**

[JulianaLee.com/765sanantoniord5](http://JulianaLee.com/765sanantoniord5)

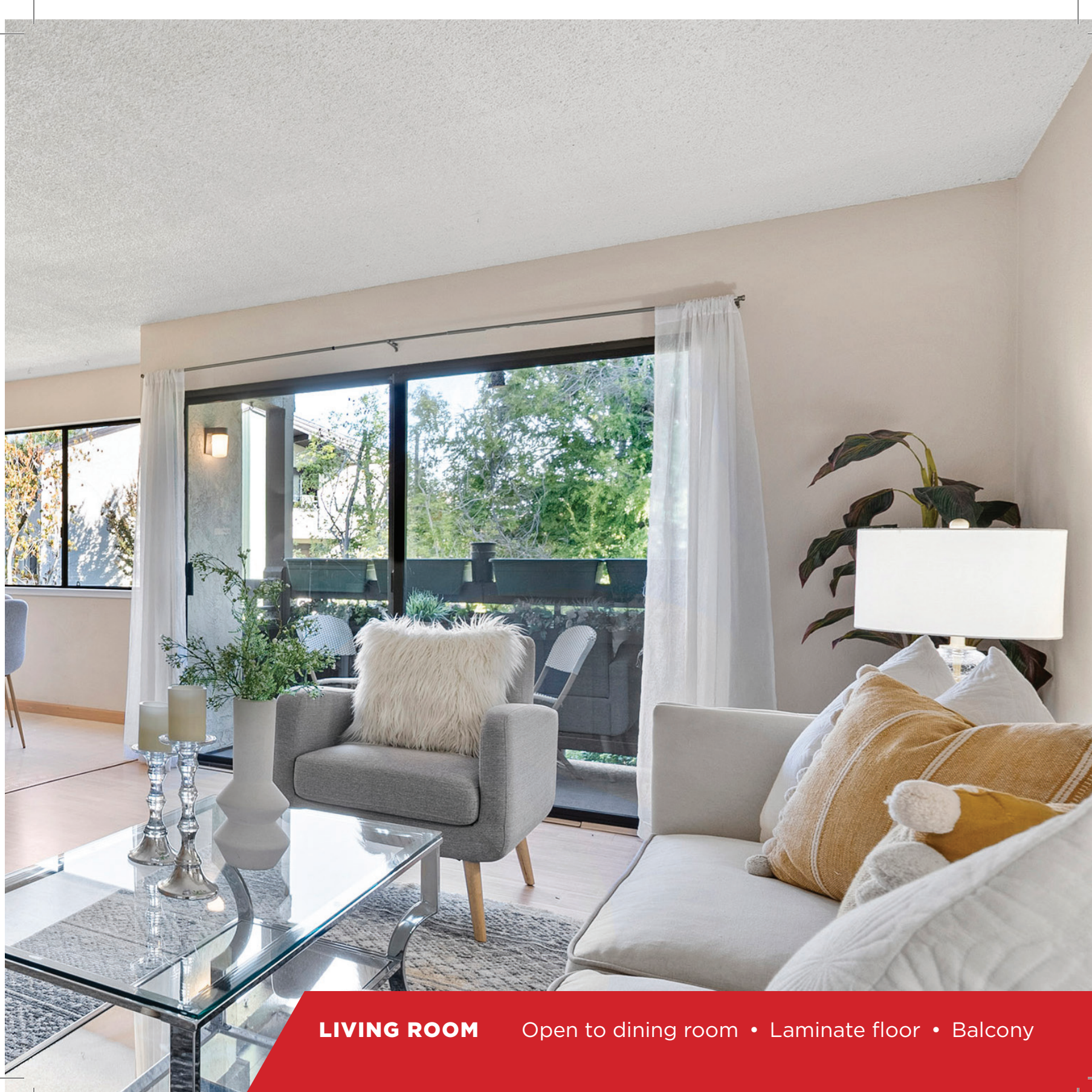












**LIVING ROOM**

Open to dining room • Laminate floor • Balcony









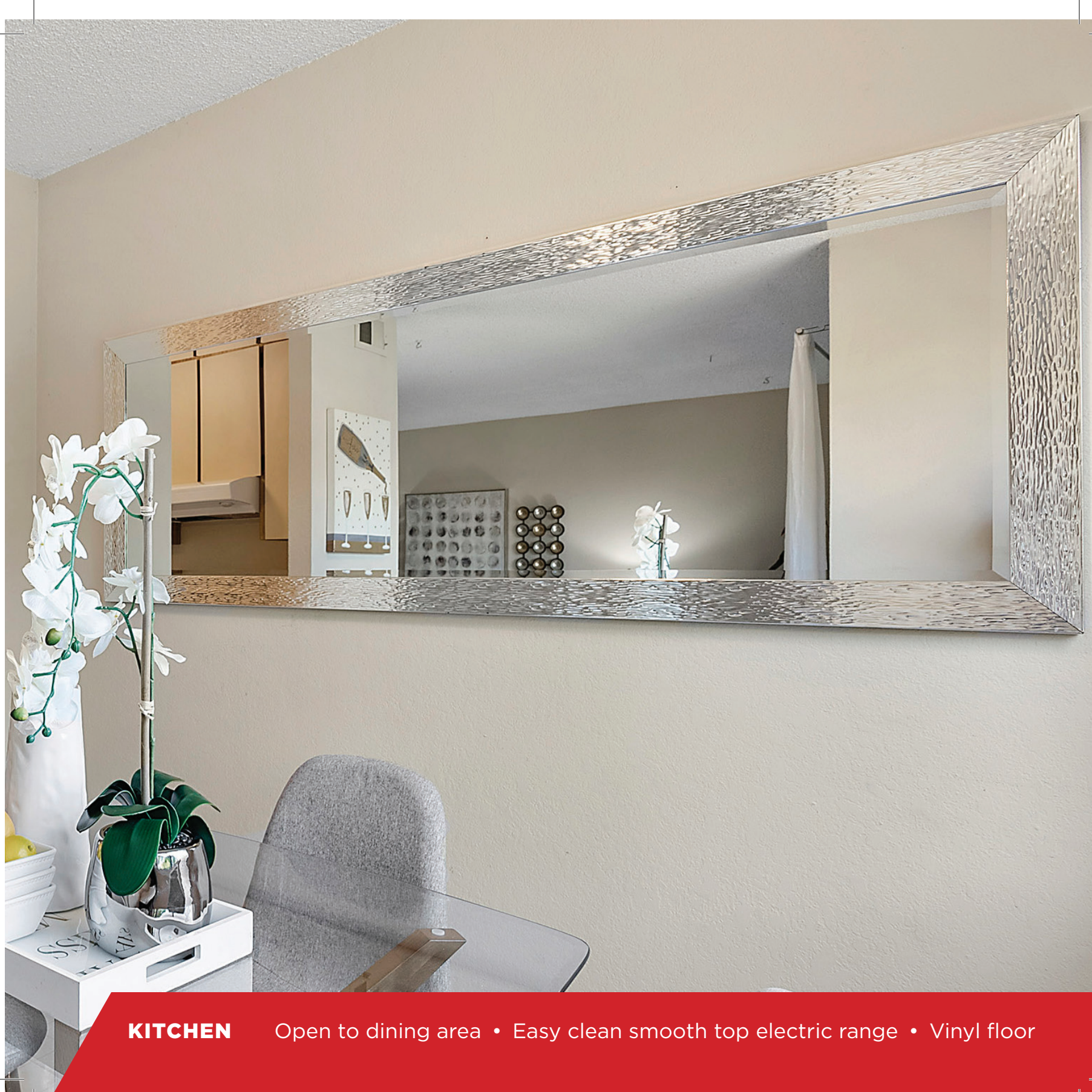
**DINING ROOM**

Open to living room • Open to kitchen • Natural light filled









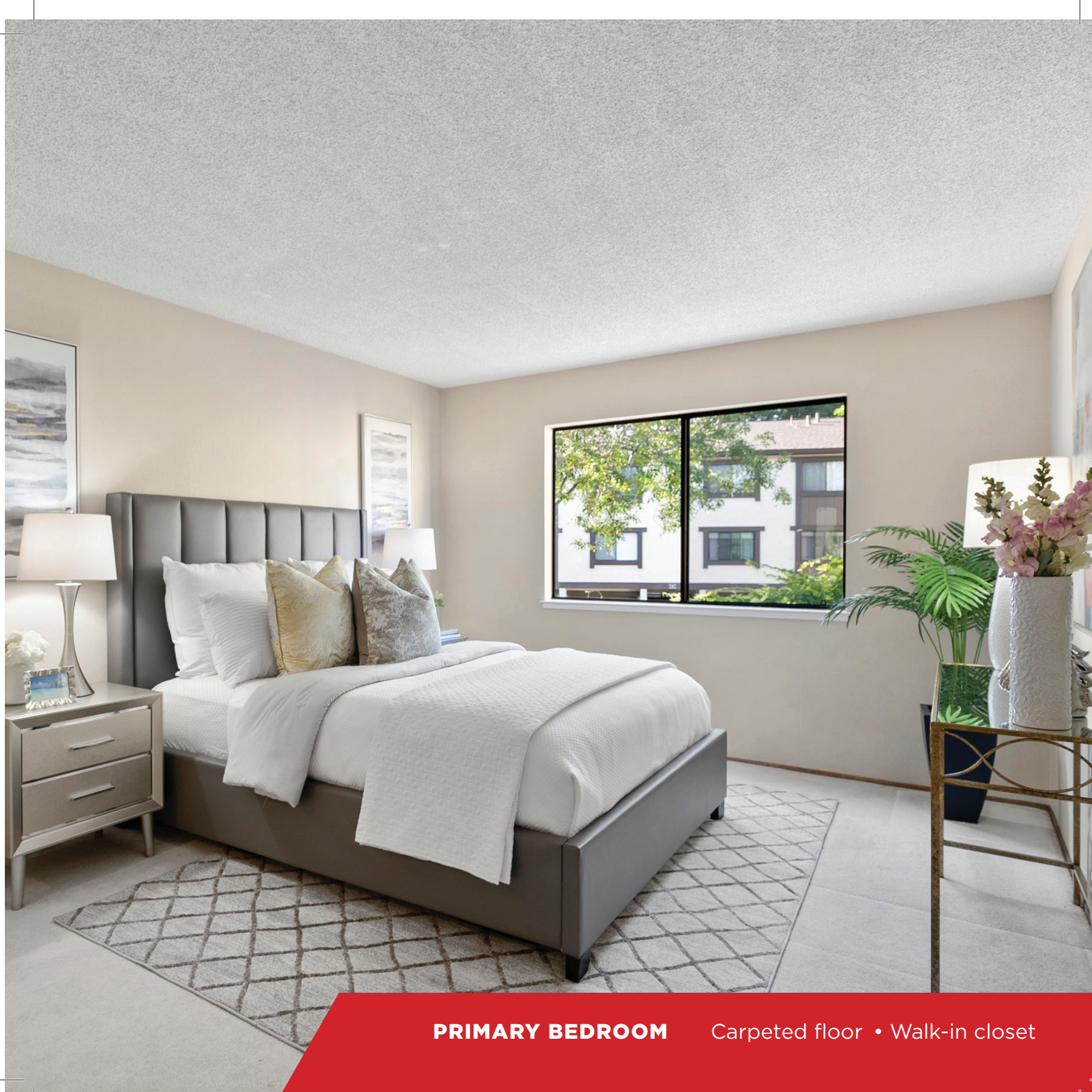
**KITCHEN**

Open to dining area • Easy clean smooth top electric range • Vinyl floor









**PRIMARY BEDROOM**

Carpeted floor • Walk-in closet



# 765 SAN ANTONIO RD 5 • PALO ALTO • 94303

## Home Features

- Living space: 946 sq.ft. (Realist, MLSListings)
- 2 bedrooms, 1 bathroom
- Forced air heating
- Ground floor unit (cooler in summer)
- Walk to shops
- Fairmeadow Elementary, JLS Middle, Gunn High

## Kitchen

- White appliances
- Easy clean smooth top electric range
- European style white cabinets
- Formica counter tops
- Low formica back splash
- Vinyl floor

## Living Room

- Wood laminate floor
- Open to dining room
- View of balcony through sliding glass door

## Primary Suite

- Carpeted floor
- Windows looking out to common area
- Walk-in closet

## Exterior

- Light stucco exterior with dark brown trim
- Landscaped front common yard with grass, shrubs, trees
- Private garage with storage space
- Community swimming pool
- Community clubhouse

## NEARBY ATTRACTIONS

### Short walk to:

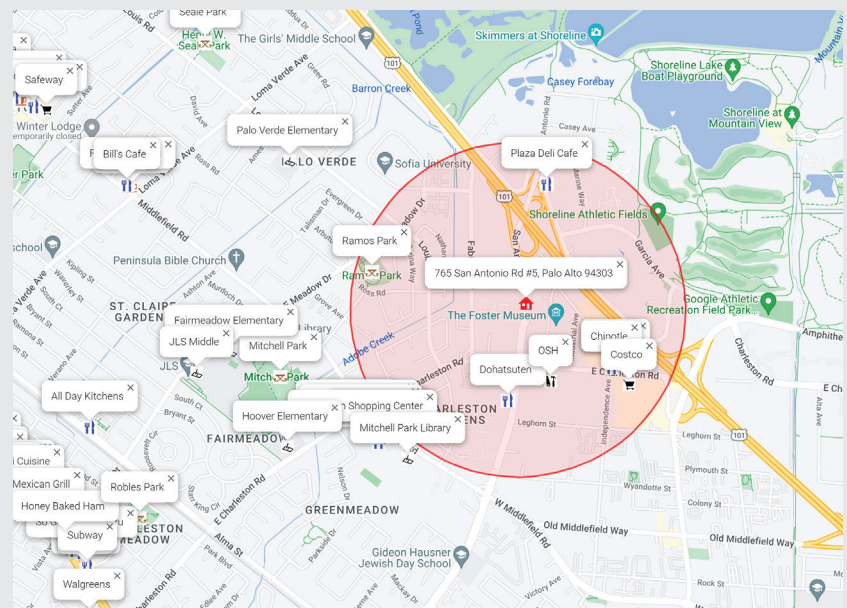
- Charleston Shopping Center
- Dohatsuten
- Bajis Cafe
- Chipotle
- Starbucks
- Hanabi Sushi
- Pho Tran Vu
- El Taco Ranchero
- Piazzas Fine Foods
- Peets Coffee
- Ricks Ice Cream
- Mountain Mikes Pizza
- Green Elephant
- Ramos Park
- Mitchell Park
- Caltrain

### Moderate walk to:

- Shoreline Park
- Fairmeadow Elementary
- JLS Middle

### Short bike ride to:

- High-Tech employers
- San Antonio Shopping Center



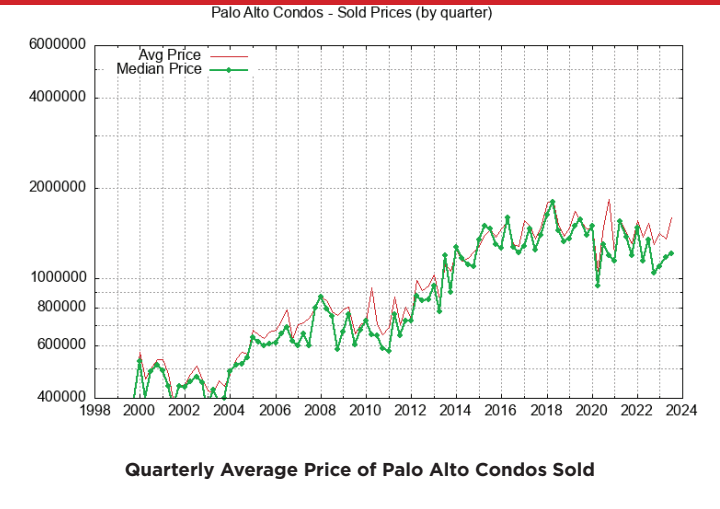
\*Red circle marks 0.5 miles around 765 San Antonio Rd #5, Palo Alto 94303



# LOCAL REAL ESTATE TRENDS

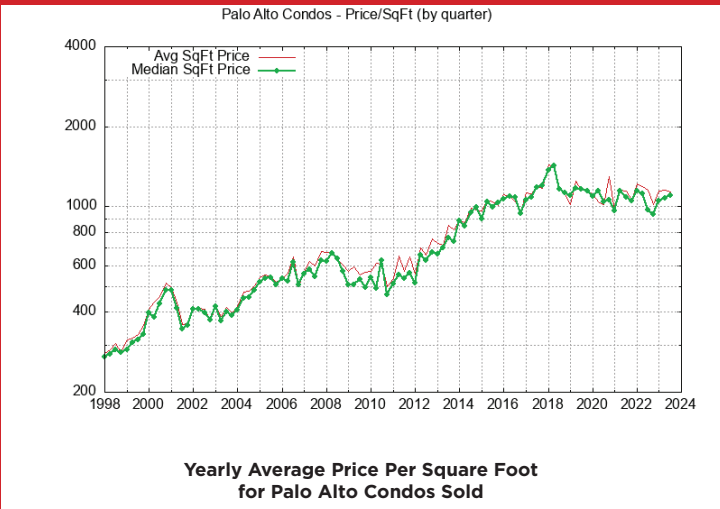
## Average and Median Home Price of Palo Alto Condos Sold

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.



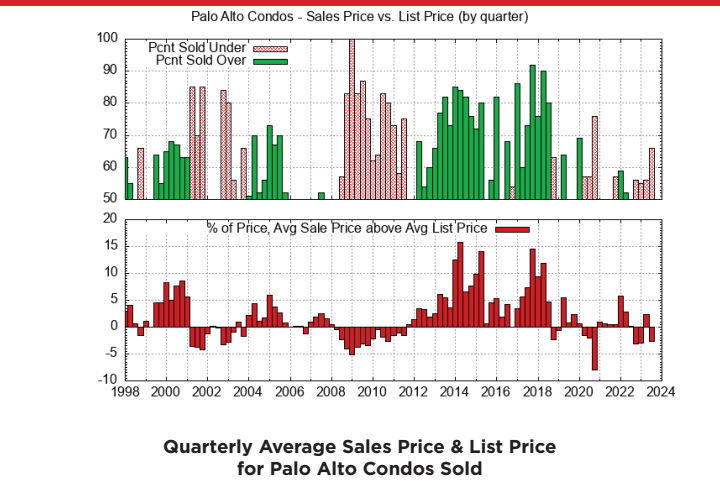
## Price Per Square Foot for Palo Alto Condos Sold

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.



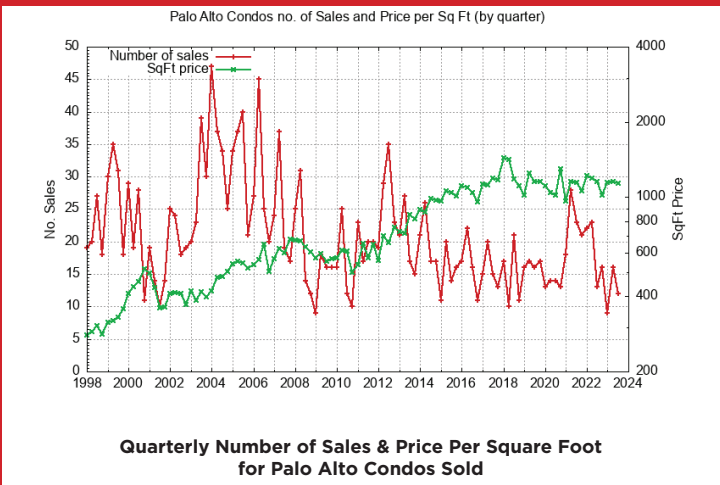
## Sales Price vs. List Price for Palo Alto Condos

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 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.

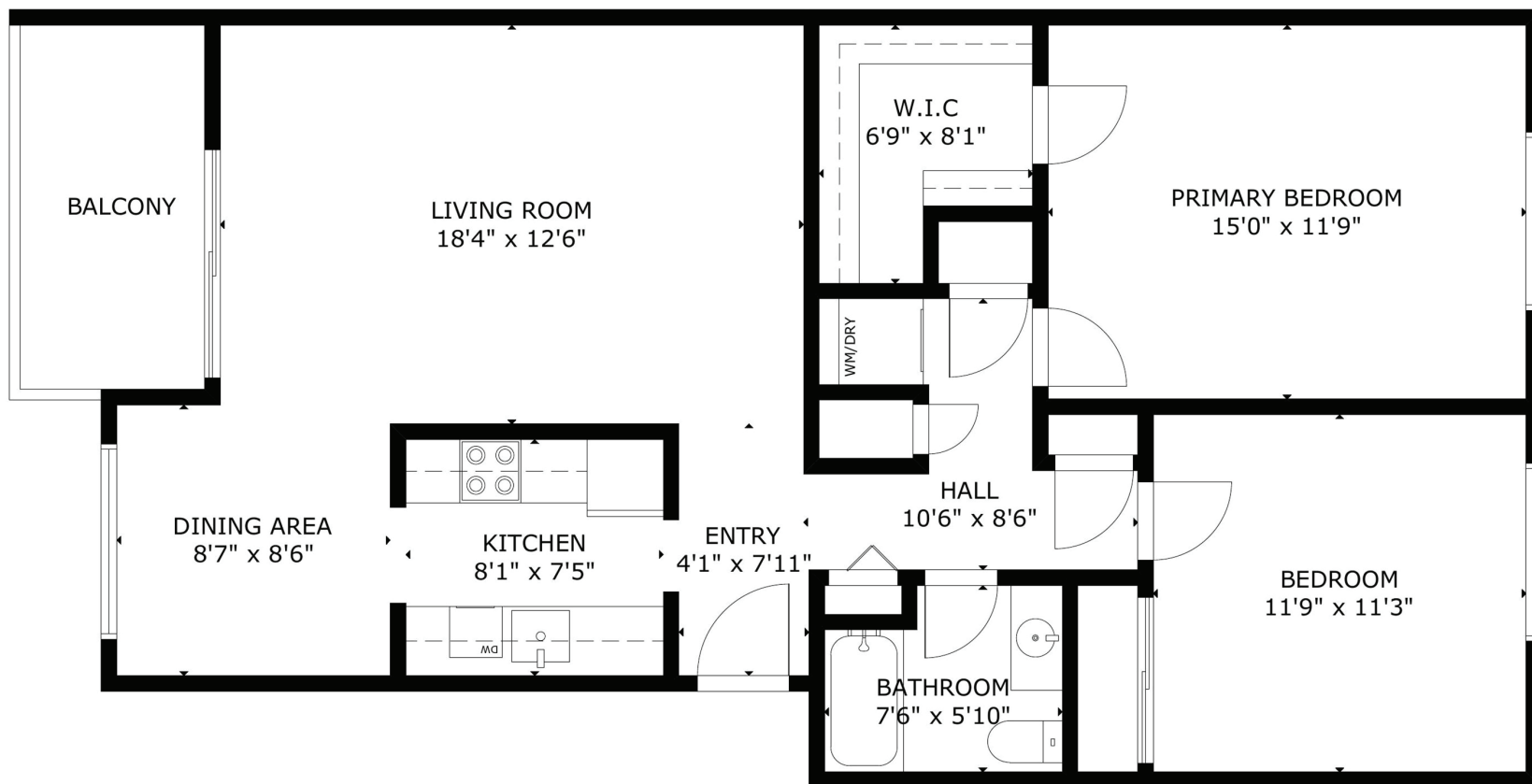


## Number of Palo Alto Condos Sold

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: 935 sq.ft  
FLOOR 1: 935 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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