



JLEE REALTY



1100 SHARON PARK DR #2
MENLO PARK

CHARMING CONDO IN PRIVATE COUNTRY CLUB COMMUNITY

Surrounded by the Sharon Heights Golf and Country Club, this home is as enjoyable and relaxing as a luxury resort. Cafes are only a short walk away. The shops, stores, and cafes of Sharon Heights Shopping Center are a moderate walk away. Stanford University and the Stanford Shopping Center are a 3 mile drive away down Sand Hill Rd.

An open floor plan with numerous sliding glass doors leading out to a large private patio with surrounding redwoods, provides peaceful indoor/outdoor living. The modern kitchen features stainless steel appliances, stained wood cabinets, granite countertops, high decorator tile backsplash, under-cabinet lights, modern flooring, wine refrigerator, and more.

The primary suite has sliding glass doors providing a tranquil view of surrounding redwoods, recessed lights, laminate floor, a walk-in closet with built-in shelves and drawers, and an ensuite bathroom. The ensuite bathroom has a dark vanity with polished stone counter top, & a long decorator sink.

2 bedrooms

2 bathrooms

Living space: 1,196 SQ.FT.

2 garage spaces

PRICE UPON REQUEST



Juliana Lee Team
650-857-1000

JulianaLee.com/1100sharonparkdr2



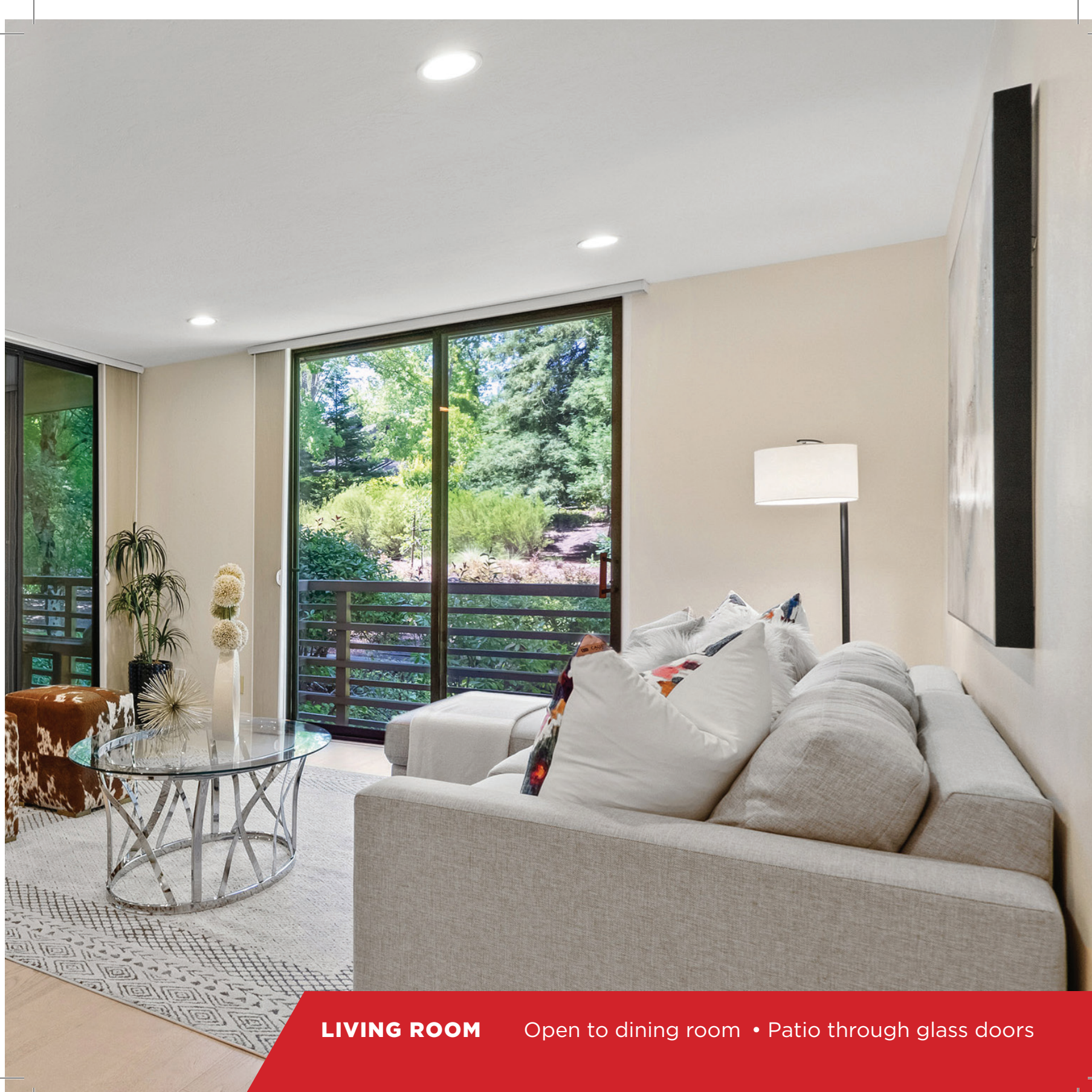




DINING ROOM

Open to living room • Laminate floor • Open to kitchen





LIVING ROOM

Open to dining room • Patio through glass doors

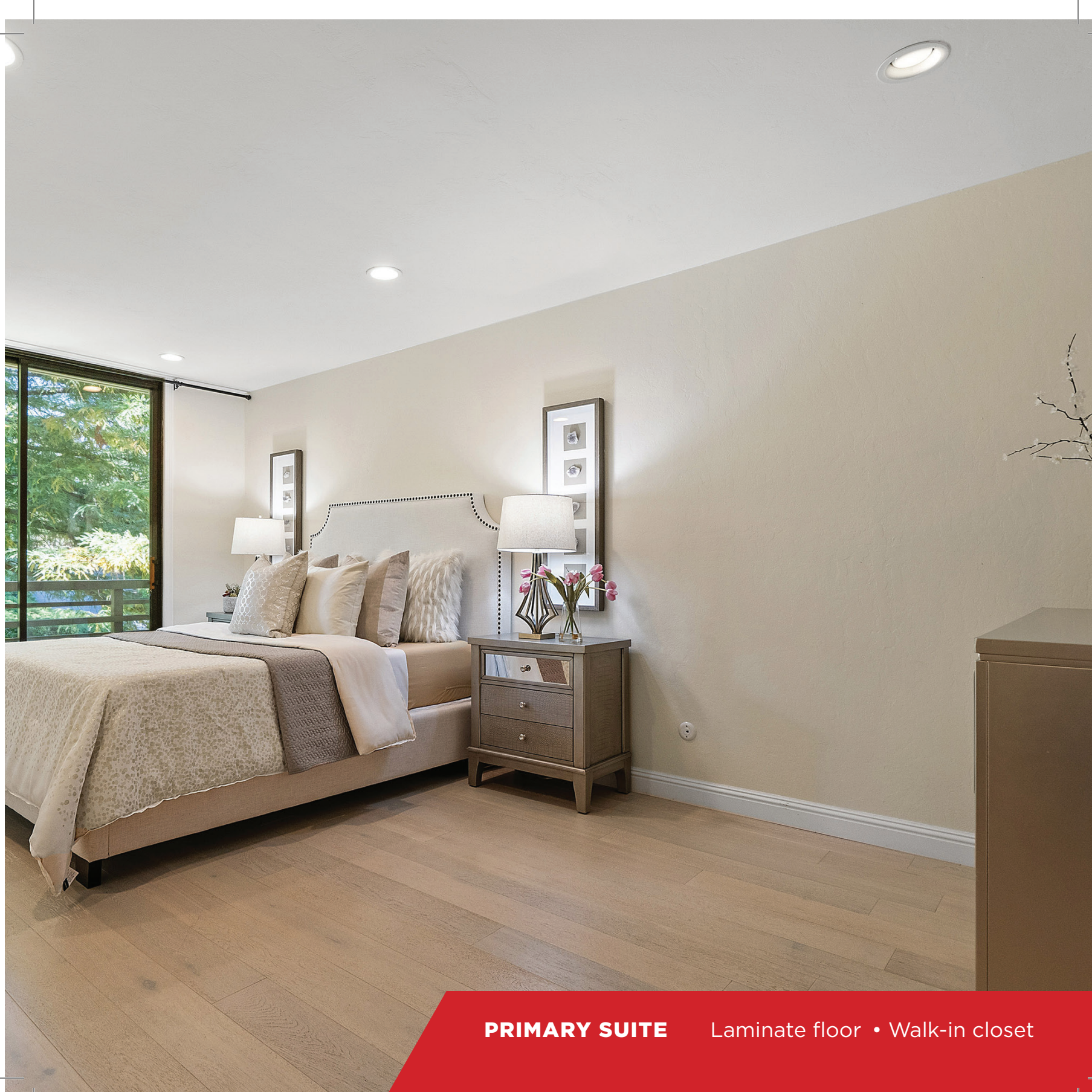


KITCHEN



KITCHEN Open to dining room • Granite counter tops • Electric cooktop • Under cabinet lights





PRIMARY SUITE

Laminate floor • Walk-in closet

1100 SHARON PARK DR #2 • MENLO PARK

Home Features

- Living space: 1,196 sq.ft.
- 2 bedrooms, 2 bathrooms
- Las Lomitas Elementary, La Entrada Middle, Menlo Atherton High

Kitchen

- Stainless steel appliances
- Smooth top electric cooktop
- Wall mounted oven
- Smooth surface stained wood cabinets
- Granite counter tops
- High decorator tile back splash
- Modern “tile” flooring
- Breakfast area or additional food preparation area

Living Room

- Recessed overhead lighting
- Laminate floor
- Open to dining area
- Sliding glass doors to large deck

Primary Suite

- Recessed overhead lighting
- Laminate floor
- Sliding glass doors looking out to redwoods
- Walk-in closet
- Dark vanity with polished stone counter-top and recessed, long decorator sink
- Modern “tile” bathroom floor
- Stall shower

Exterior

- Vertical groove siding exterior with decorative balconies
- Surrounded by redwoods, and the Sharon Heights Golf and Country Club
- Large private patio
- 2 Garage spaces
- Community pool

NEARBY ATTRACTIONS

Short walk to:

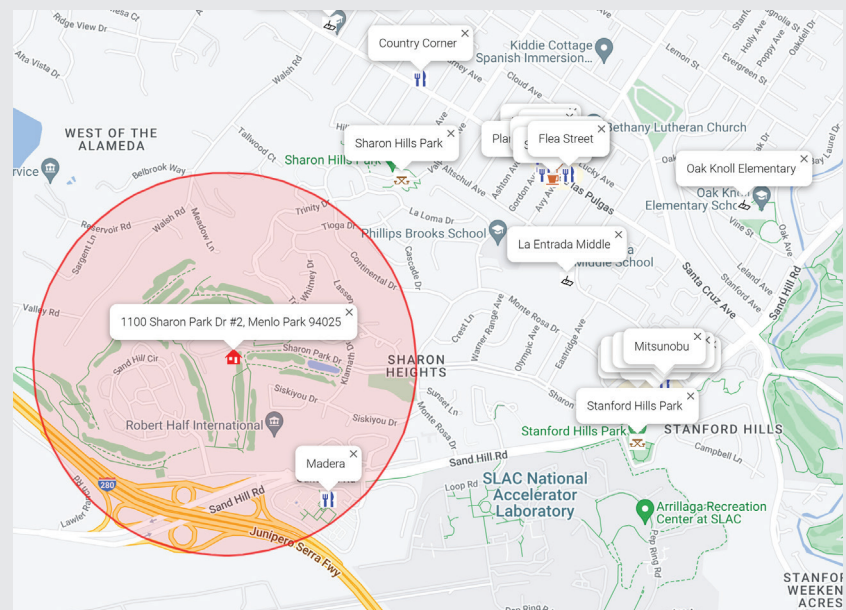
- Sharon Heights Golf & Country Club
- Restaurant 3000
- Menlo Tulumba
- Sharon Park

Short bike ride to:

- Flea Street
- Dutch Goose
- Plantation Deli Cafe
- Avanti Pizza
- LuLu's
- Lutticken's

Moderate walk to:

- Sharon Hills Park
- Madera
- Sand Hill Kitchen
- Starbucks
- Safeway
- Eric's Gourmet
- Woodside Bakery & Cafe
- El Cerrito

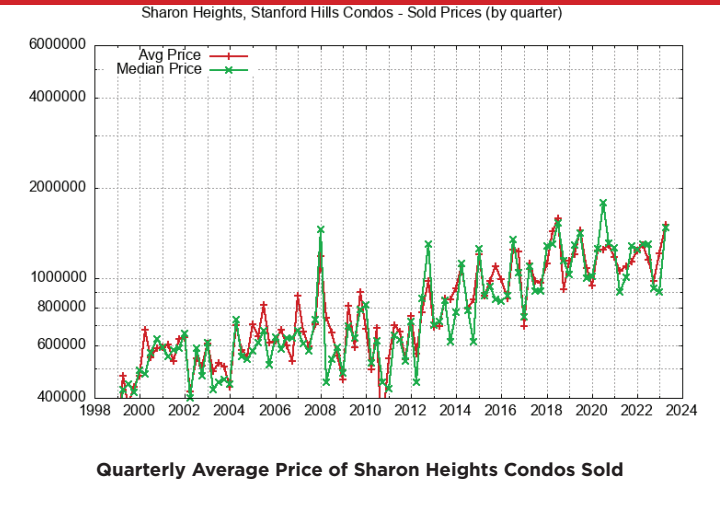


*Red circle marks 0.5 miles around 1100 Sharon Park Dr, Menlo Park 94025

LOCAL REAL ESTATE TRENDS

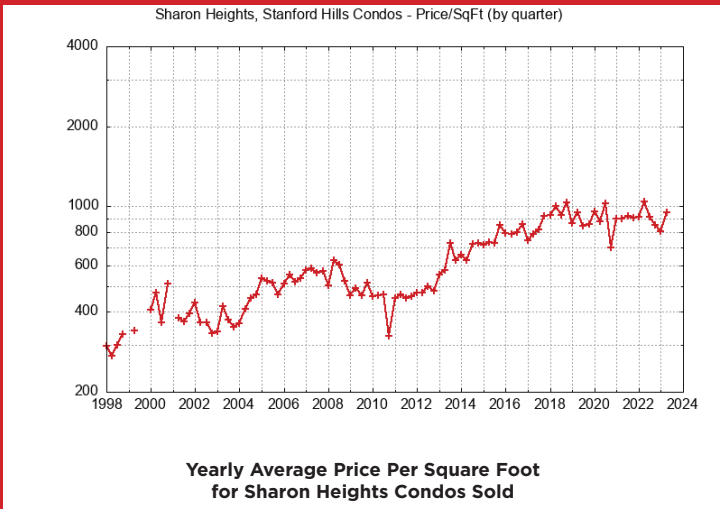
Average and Median Home Price of Sharon Heights Homes Sold

When trying to understand Sharon Heights 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.



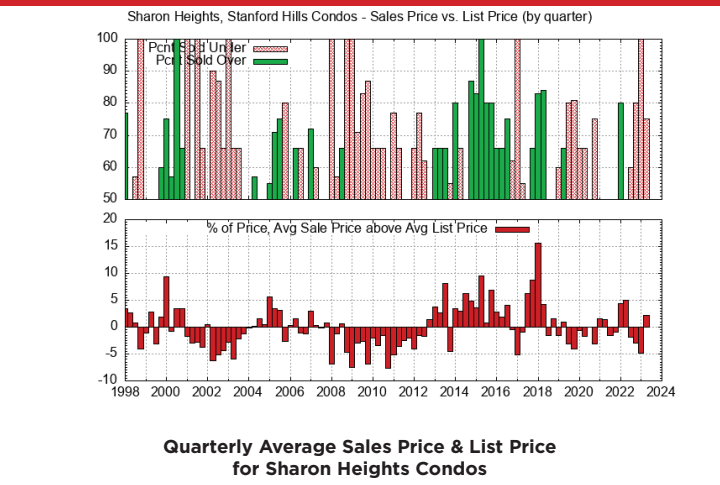
Price Per Square Foot for Sharon Heights Homes Sold

The sales price of a Sharon Heights 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 Sharon Heights 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.



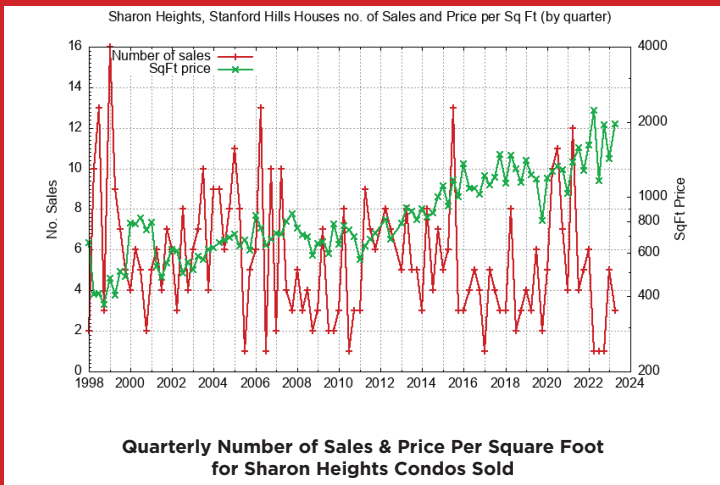
Sales Price vs. List Price for Sharon Heights Homes

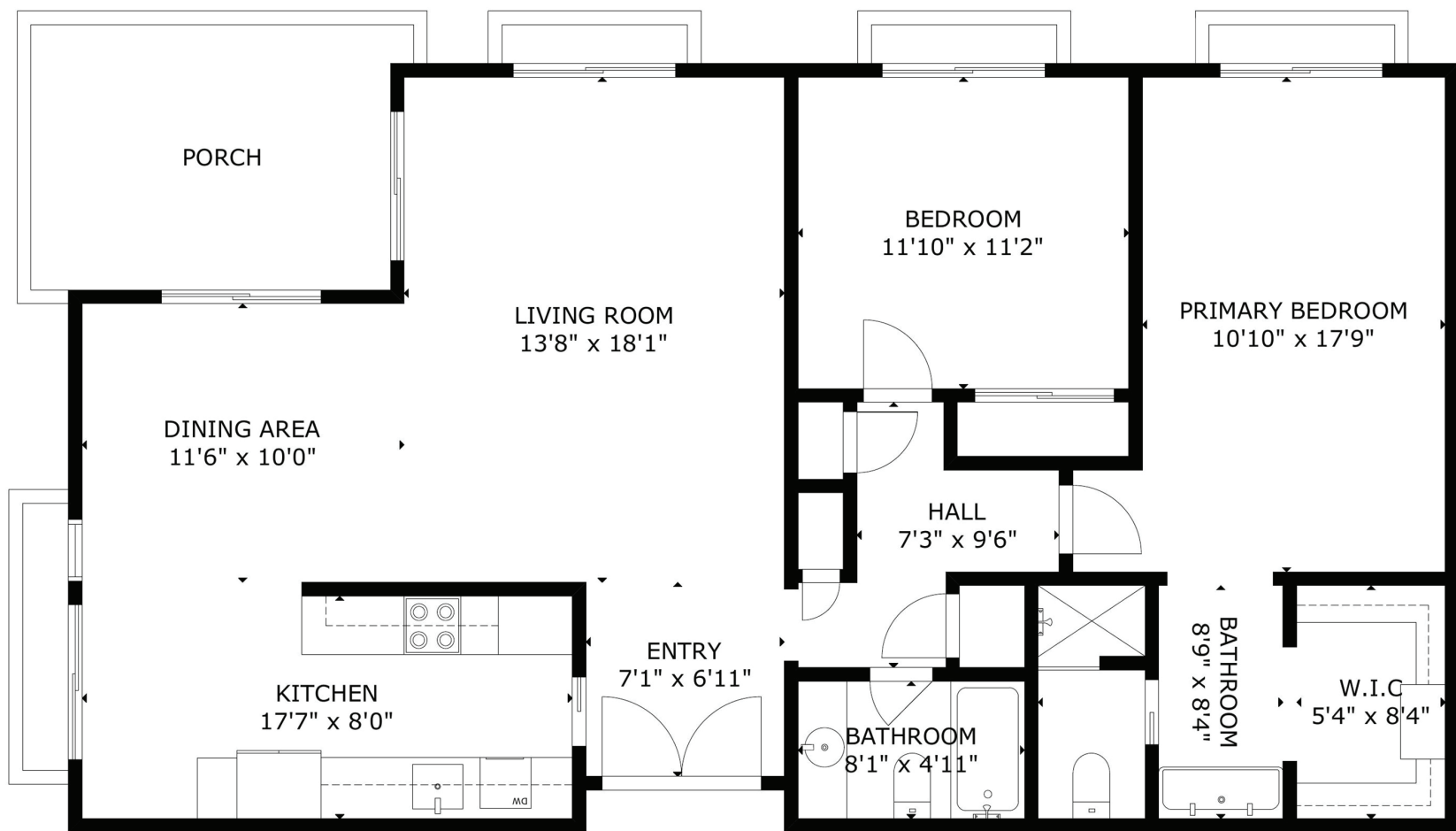
Home buyers and sellers want to know the typical relationship between list price and sales price. This relationship varies with city and time. The plots below show trends for this relationship using color coding which generally highlights changes in the market. More Sharon Heights homes being sold over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

A quick estimate of how active the Sharon Heights 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.





GROSS INTERNAL AREA

TOTAL: 1,192 sq ft

FLOOR 1: 1,192 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1



JLEE REALTY

Merlo Tulumba

Country Club
Fairways-Homownrs

3000 Sand Hill Road

Glynn Capital

Restaurant 3000
Oxley Oorosh

Permira Advisers

GGV Capital

Sofinnova Ventures

Robert Half International

Sand Hill Commons

Lightstone Ventures

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Google

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JLEE REALTY

4260 El Camino Real,
Palo Alto, CA 94306

JulianaLee.com | 650.857.1000 | homes@julianalee.com

*"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."*



Juliana Lee 李文

MBA/LL.B.

Team Leader/Broker

dre# 00851314/ 02103053

李文房地產做的最好

Over 30 Years of Experience in 30+ Silicon Valley cities