



JLEE REALTY



536 TENNYSON AVE
PALO ALTO 94301

RARE OPPORTUNITY IN PRESTIGIOUS OLD PALO ALTO

Located in the heart of Old Palo Alto, here is your rare opportunity to build your own custom dream home. Whether you are ready to build right now or plan to build quite some time in the future, you can use this real estate right now.

This prime real estate parcel has two houses and a free-standing garage. The front house is a delightful mediterranean style house with stucco walls topped with decorative architectural details and red clay tile window eaves. Behind it, separated by a lawn, is the free standing garage with an attached arbor over a patio that faces the front house. Behind the garage is the second house, a one bedroom wood-shingled home. Both houses are built in the style of early Palo Alto homes and are in excellent condition. If you like older traditional style homes, you would be reluctant to replace them.

Two Houses
3 bedrooms
2.5 bathrooms
Lot: 10,000 SQ.FT.

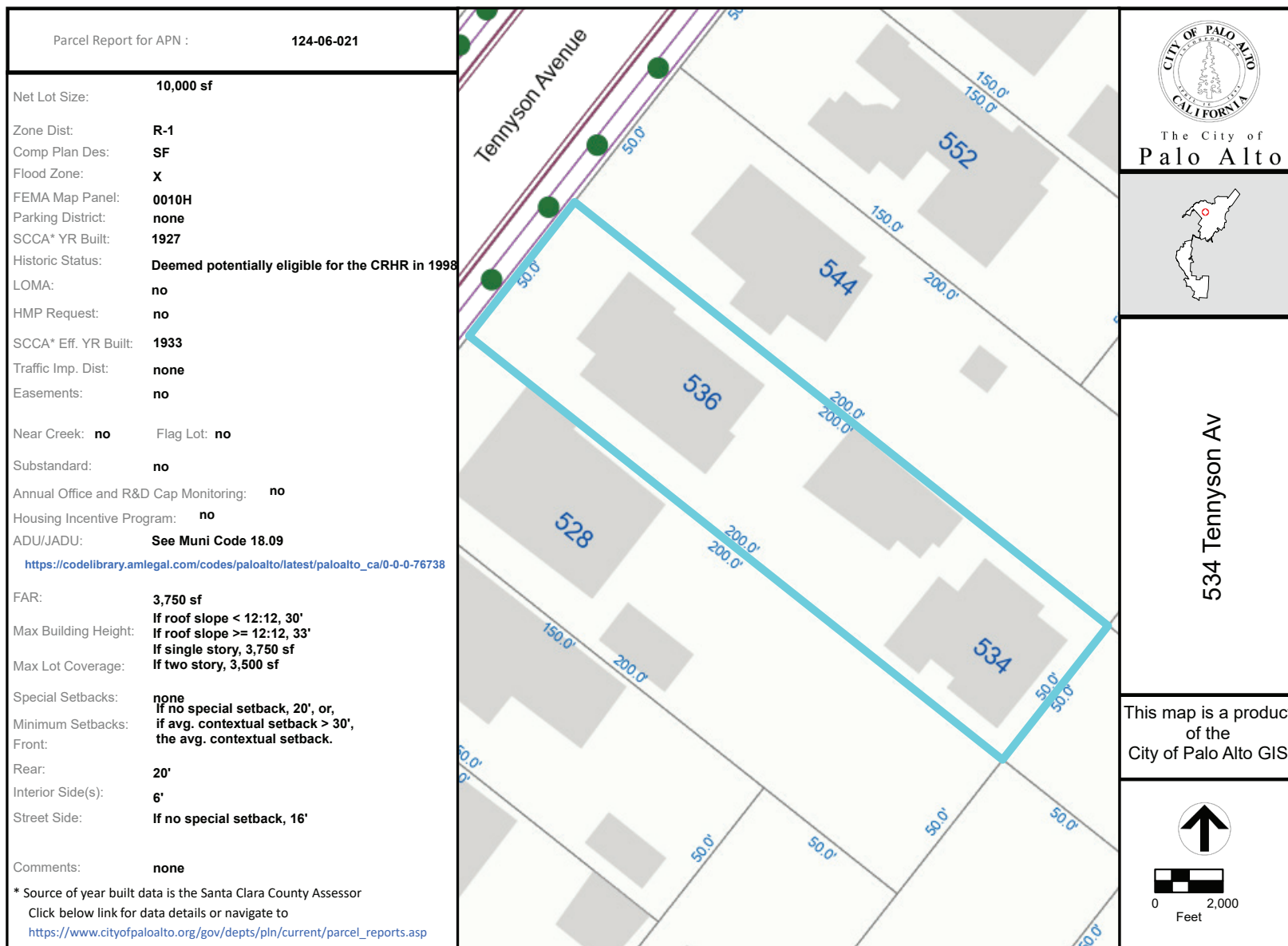
PRICE UPON REQUEST



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Map With Attributes







KITCHEN

Corian style counter top • Electric appliances





DINING ROOM

Open to living room • View of front yard





LIVING ROOM

Light filled • View of front yard • Oak floor



HOUSE 2 - KITCHEN



HOUSE 2 - BEDROOM



HOUSE 2 - LIVING ROOM

Open to dining room • Fireplace

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Home Features

- Living space: unknown
- Lot size: 10,000 sq.ft.
- Front house: 2 bedrooms, 1.5 bathrooms, large basement utility room
- Rear house: 1 bedroom, 1 bath
- Walter Hays Elementary, Greene Middle, Palo Alto High

Front House Kitchen

- Black glass front appliances
- Electric cooktop
- Dual wall mounted ovens
- Raised panel stained wood cabinets
- Corian style counter tops
- High tile back splash
- Vinyl floor

Front House Living Room

- Oak floor
- View of front yard through two large windows

Back House Kitchen

- White cabinets
- Tile counter tops
- High tile back splash
- Gas connection for free standing range

Back House Living Room

- Oak floor
- Red brick wood burning fireplace
- Foyer with closet
- Windows looking out to front and side yards
- Open to dining room

Front House Exterior

- Stucco walls topped with architectural details
- Red clay tile window eaves

Back House Exterior

- Shingle walls
- Shingle roof

NEARBY ATTRACTIONS

Short walk to:

- Childrens Library
- Children's Theatre
- Junior Museum & Zoo
- Newell Library
- Palo Alto Art Center
- Walter Hays Elementary
- Greene Middle
- Rinconada Park
- Palo Alto Sol
- Joanies Cafe
- Lotus Thai Bistro
- Cafe Brioche
- Pastis
- Jin Sho
- La Bodeguita Del Medio
- Chipotle
- Trader Joes
- Sushi House
- Asian Box
- Peets Coffee
- Palo Alto High

Moderate walk to:

- Caltrain
- Mollie Stones Market
- Anatolian Kitchen
- Tandori Oven
- Antonio's Nut House
- The Counter
- Spice Kit

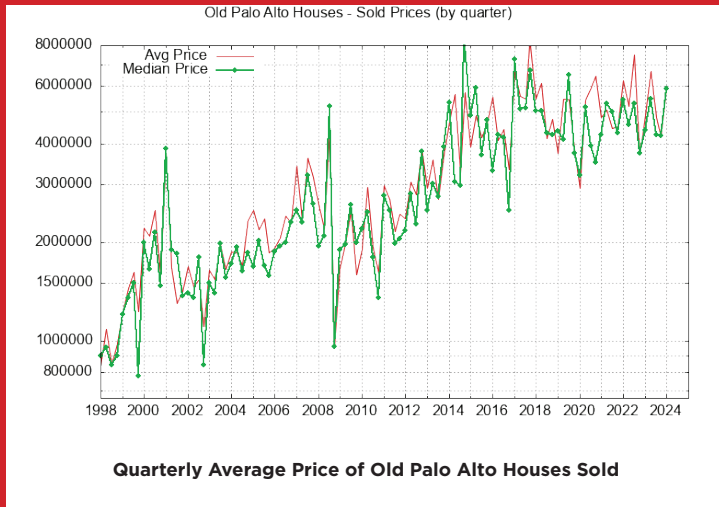


*Red circle marks 0.5 miles around 536 Tennyson Ave, Palo Alto 94301

LOCAL REAL ESTATE TRENDS

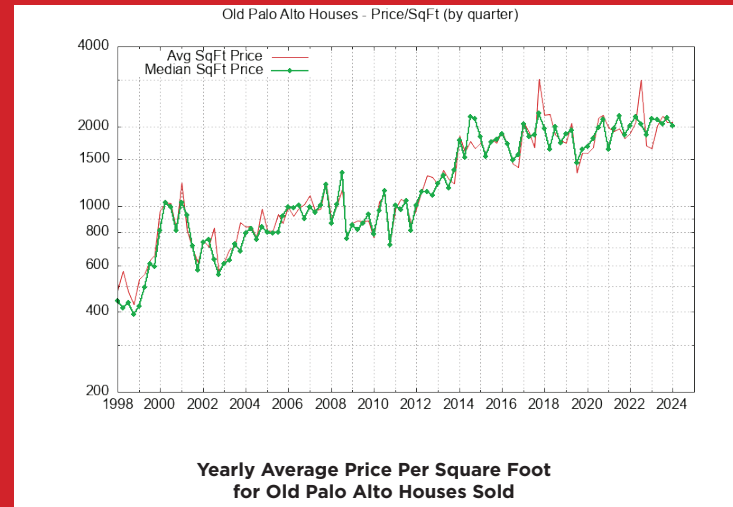
Average and Median Home Price of Old Palo Alto Homes Sold

When trying to understand Old 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.



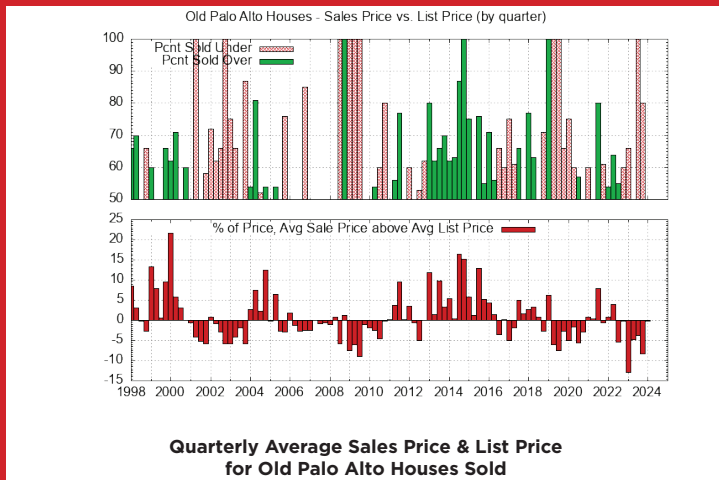
Price Per Square Foot for Old Palo Alto Homes Sold

The sales price of a Old 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 Old 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.



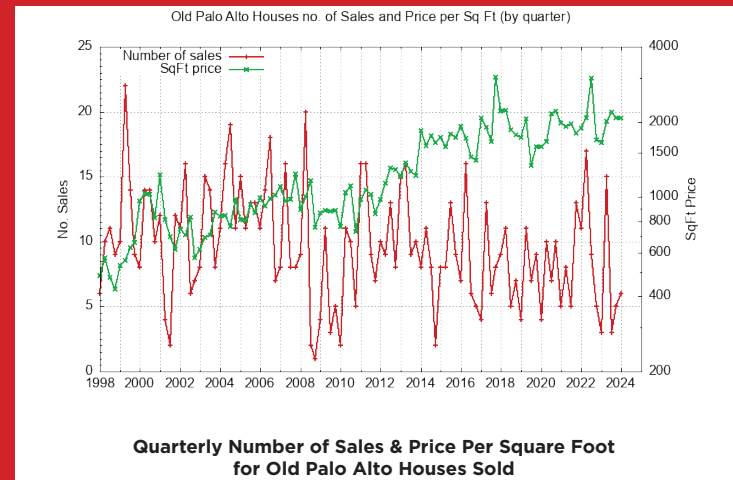
Sales Price vs. List Price for Old Palo Alto Homes

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 Old 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 Old Palo Alto Homes Sold

A quick estimate of how active the Old 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.







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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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Over 30 Years of Experience in 30+ Silicon Valley Cities