



JLEE REALTY



566 VISTA AVE
PALO ALTO

WONDERFUL SMALL PALO ALTO HOME WITH FENCED PATIO

At about 1/3 the cost of a 3 bedroom tract house in Palo Alto, this home provides an excellent opportunity to live in Palo Alto and build equity towards purchasing a medium size single family house. This home is similar to a townhouse, having a small yard, and shares a wall with an adjoining home.

This delightful single story home is part of a small tranquil development, located a short walk from El Camino Real in the Barron Park neighborhood. Half of this home is a single story extending out from a building, having multiple homes, while the second half is on the ground level beneath a different home. The Barron Park neighborhood has long been considered to be the most rural neighborhood in Palo Alto, yet this wonderful home is just a couple short blocks from El Camino Real cafes and shops.

1 bedroom

1 bathroom

Living space: 529 SQ.FT.

LOT: 552 SQ.FT.

Attached garage

PRICE UPON REQUEST



Juliana Lee Team
650-857-1000

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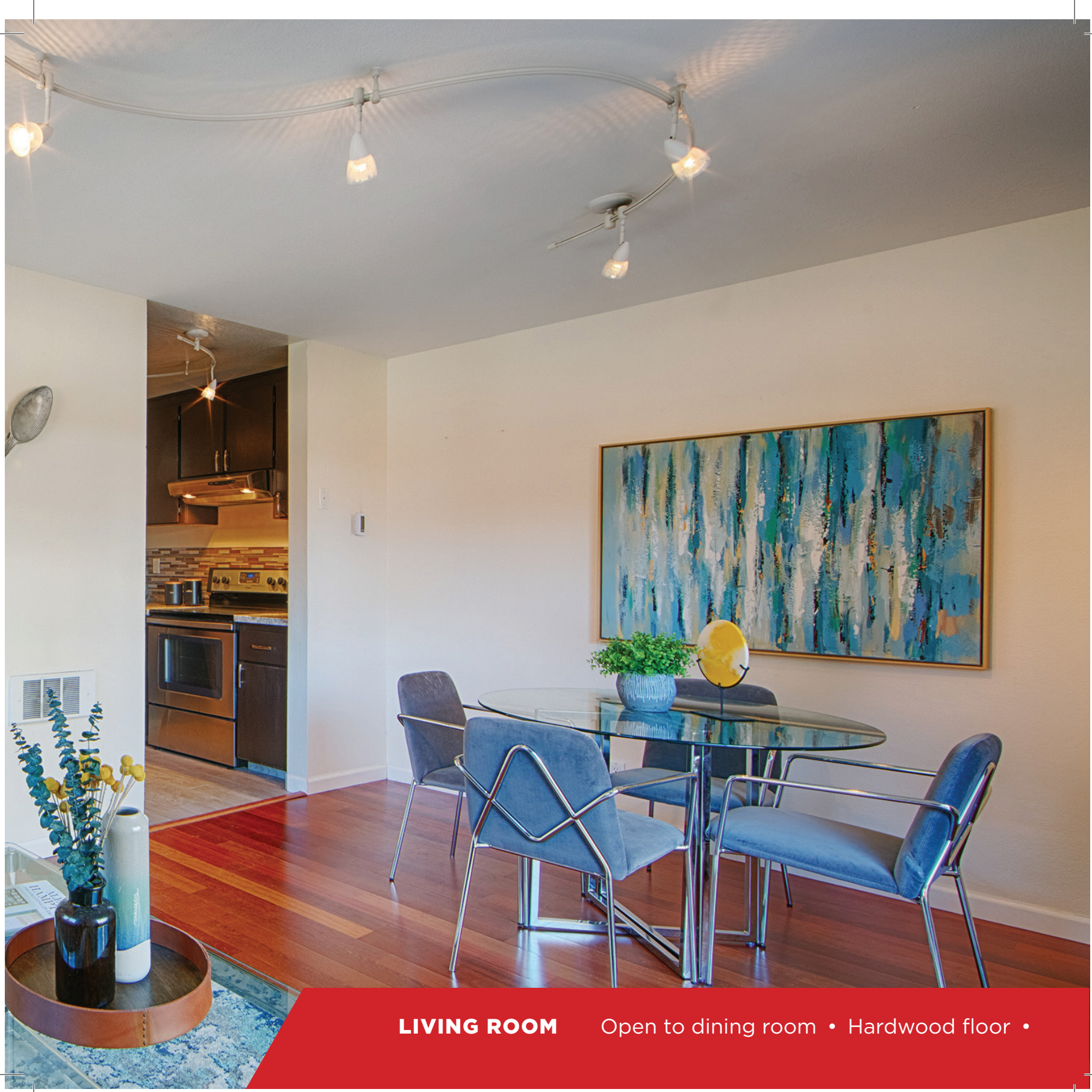




DINING ROOM

Open to living room • Hardwood floor • Glass door to patio





LIVING ROOM

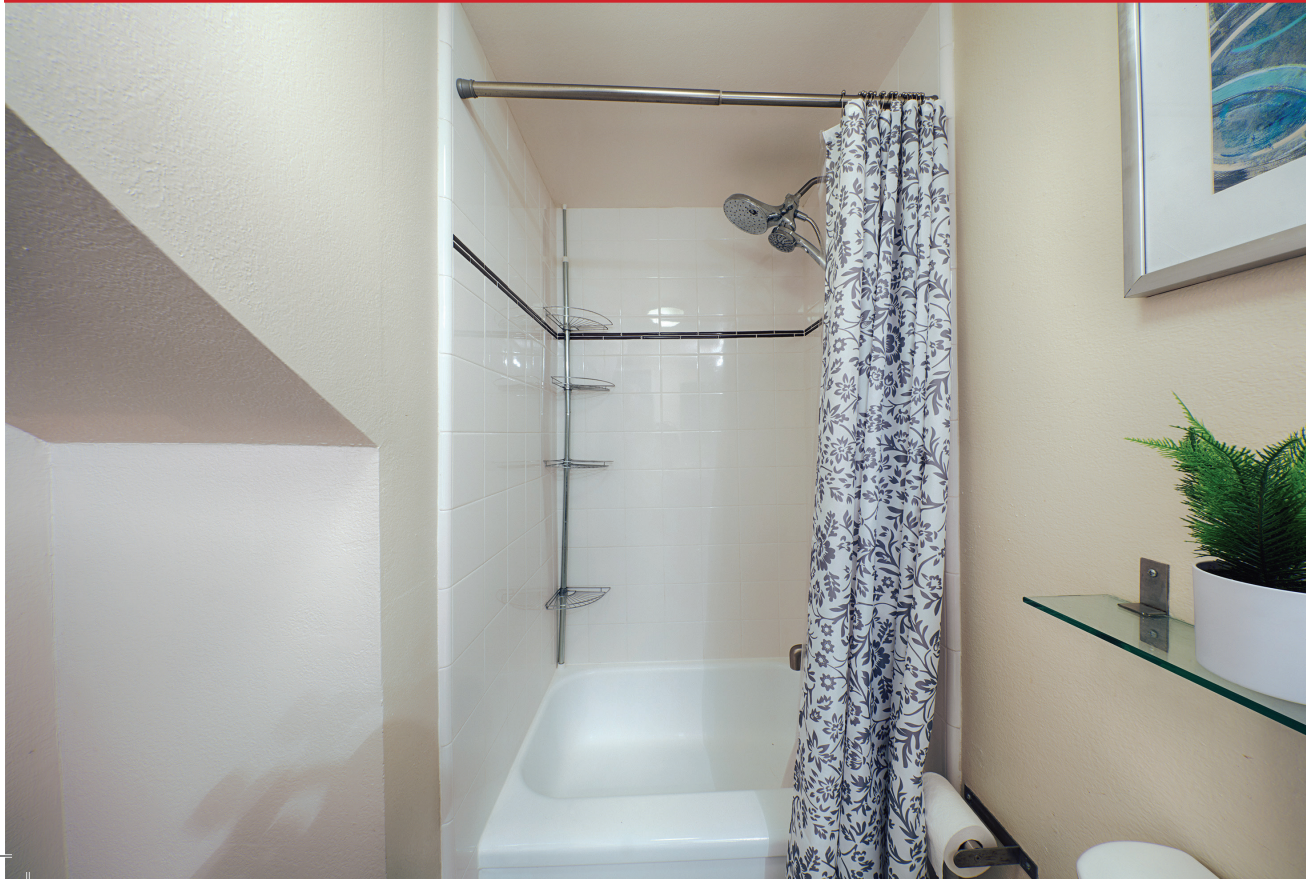
Open to dining room • Hardwood floor •

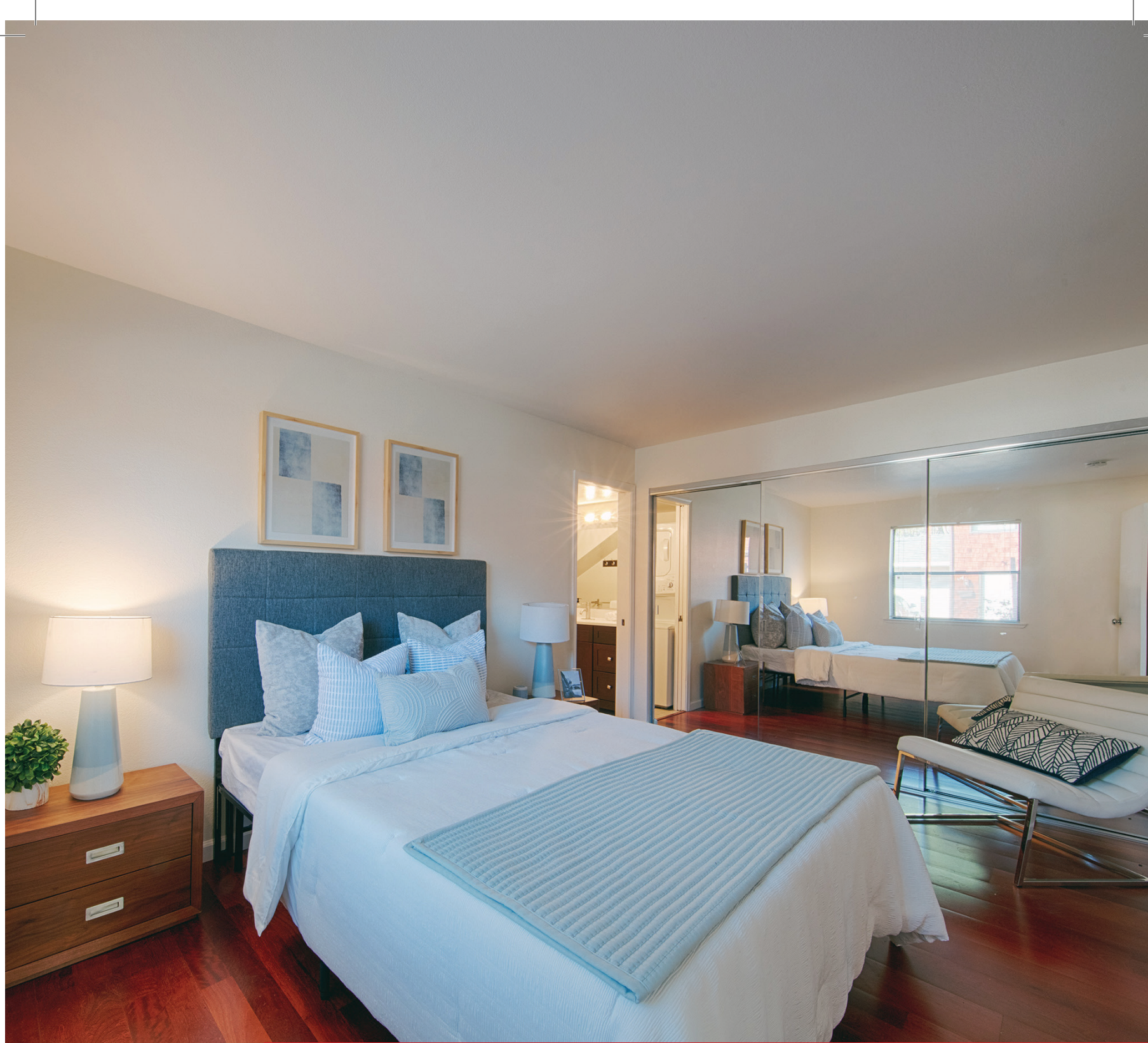




KITCHEN

Adjacent to dining area • Stone counter tops • Electric cooktop





PRIMARY SUITE

Hardwood floor • Triple sliding door closet

566 VISTA AVE • PALO ALTO • 94306

Home Features

- Living space: 529 sq.ft.
- Lot size: 552 sq.ft.
- 1 bedroom, 1 bathroom
- Stacking washer/dryer in bathroom alcove
- Attached garage
- Fenced private patio
- Briones Elementary, Fletcher Middle, Gunn High

Kitchen

- Stainless steel appliances
- Free standing smooth top electric range
- Dramatic dark kitchen cabinets
- Polished stone counter tops
- High decorator tile back splash

Living Room

- Decorator track overhead lighting
- Hardwood floor
- View of front yard and fenced private side patio

Primary Suite

- Hardwood floor
- Windows looking out to front yard
- Triple mirrored sliding door closet
- Dark stained wood vanity with one piece easy clean synthetic counter-top and sink
- Tile bathroom floor
- Shower over tub with tile surround

Exterior

- V-groove wood exterior
- Low maintenance landscaped front yard
- Fenced private side patio
- Walk to El Camino Real shops
- Walk to nearby parks in Barron Park

NEARBY ATTRACTIONS

Short walk to:

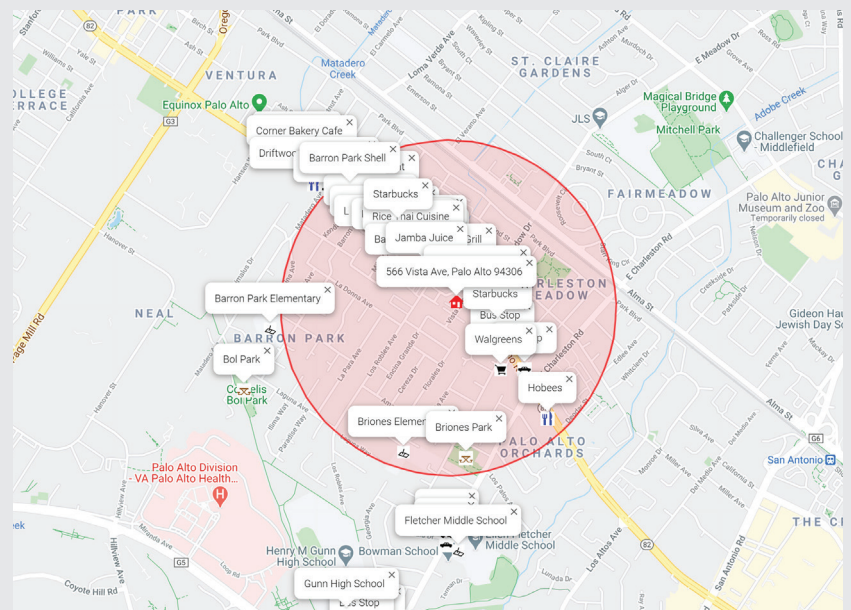
- Starbucks
- Jamba Juice
- Baja Fresh Mexican Grill
- Rice Thai Cuisine
- Taqueria El Grullense
- Celia's Mexican
- Siam Fine Thai
- Pizza Chicago
- Hong Kong Restaurant
- Driftwood Deli & Market
- Honey Baked Ham
- Fuki Sushi
- Hobees
- Briones Park
- Robles Park

Moderate walk to:

- CineArts at Palo Alto Square
- Mitchell Park

Short bike ride to:

- San Antonio Center
- California Ave Business District
- Stanford University

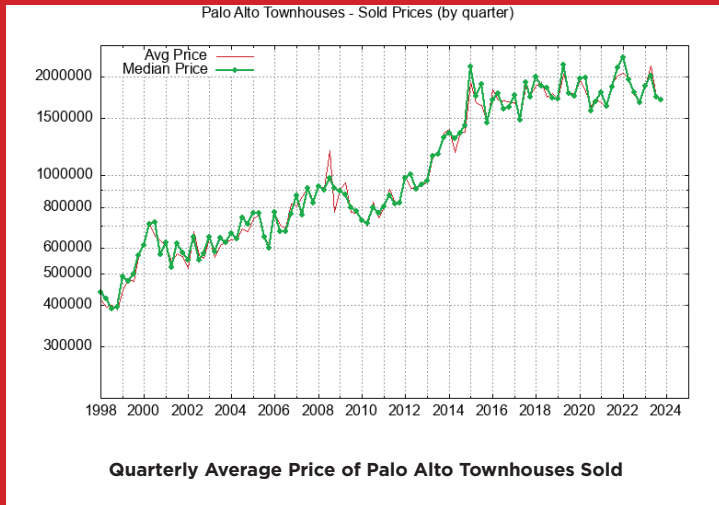


*Red circle marks 0.5 miles around 566 Vista Ave, Palo Alto 94306

LOCAL REAL ESTATE TRENDS

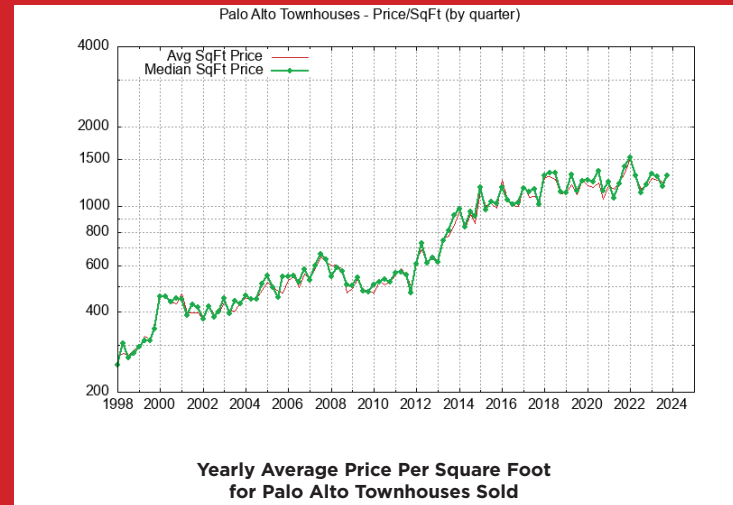
Average and Median Home Price of Palo Alto Homes Sold

When trying to understand 95136 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.



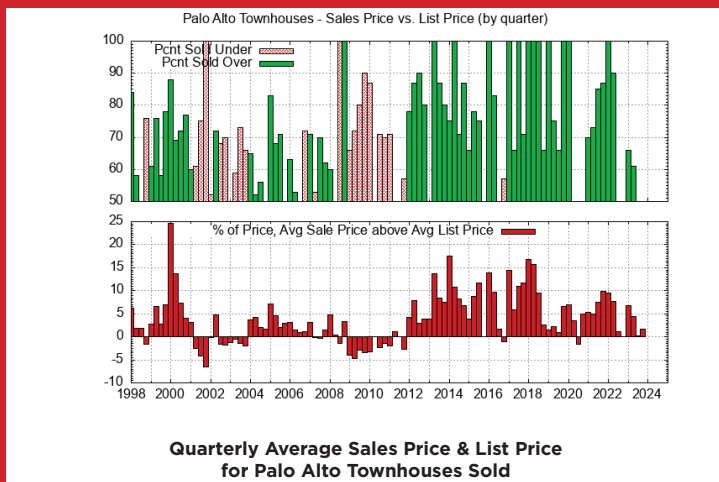
Price Per Square Foot for Palo Alto Homes Sold

The sales price of a 95136 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 95136 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.



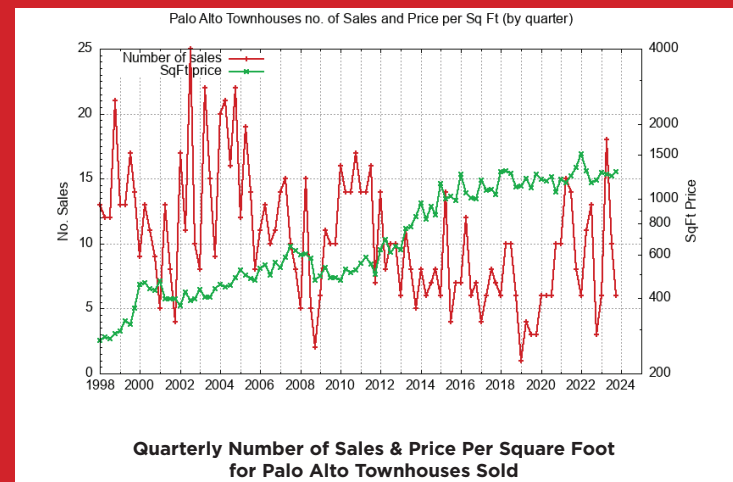
Sales Price vs. List Price for Palo Alto Homes

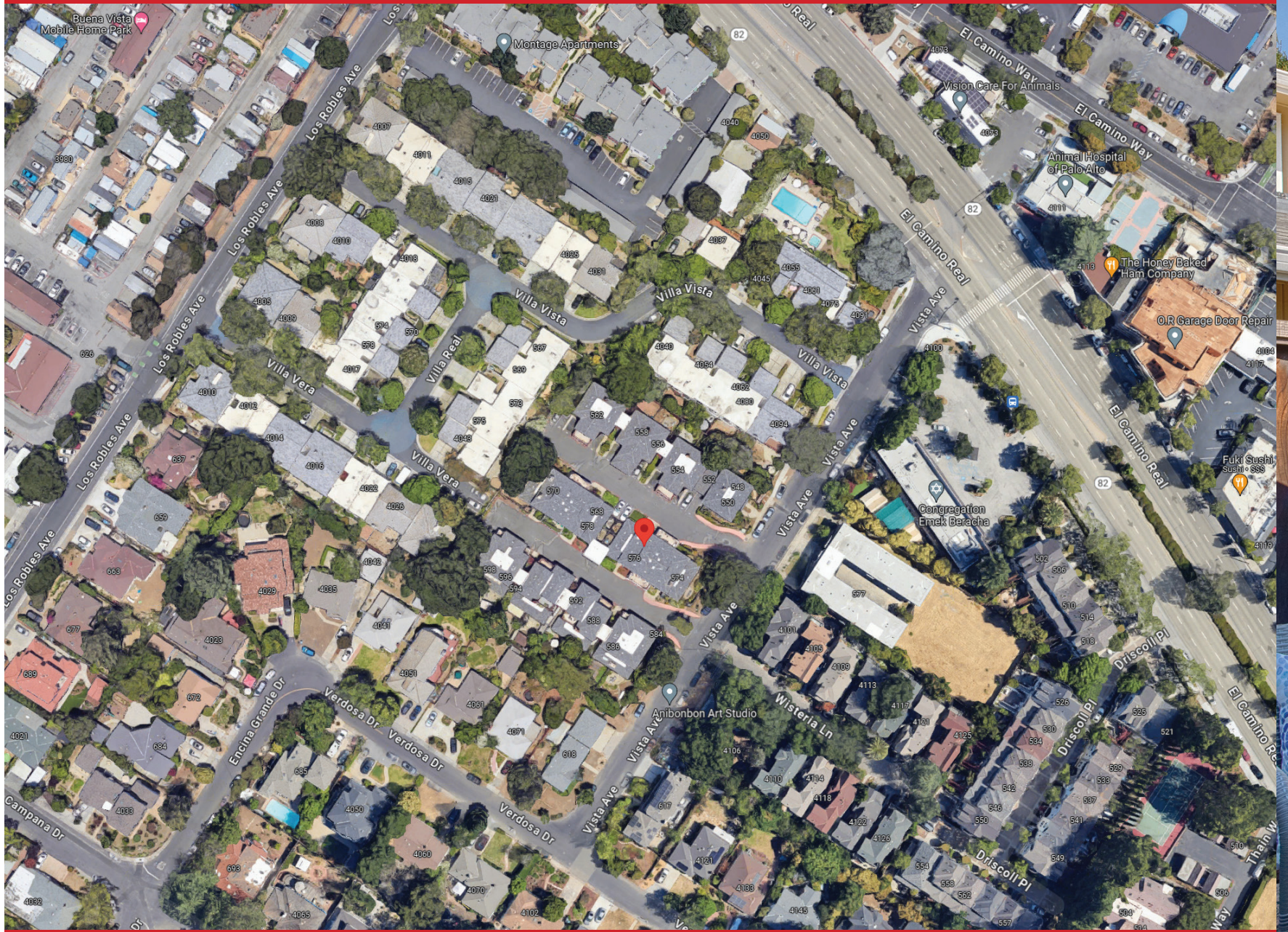
Home buyers and sellers want to know the typical relationship between list price and sales price. This relationship varies with city and time. The plots below show trends for this relationship using color coding which generally highlights changes in the market. More 95136 homes being sold over list price 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 Homes Sold

A quick estimate of how active the 95136 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