



JLEE REALTY



443 COLLEGE AVE
PALO ALTO 94306

WALK TO SHOPS & THE FARMERS MARKET FROM THIS 4 BED, 4 BATH, CONDO

Luxurious living in a home with the space of a single family home but without the yardwork. Walk 0.4 miles to the California Ave Farmers Market, cafes, and shops. Two balconies put outdoor enjoyment at your doorstep. More outdoor activities are available at both Peers Park and the Stanford/Palo Alto Playing Fields, which are a short walk away.

The combined living-dining room features a wall of windows rising to the vaulted ceiling. A white stacked stone fireplace with tile hearth, the open beam ceiling, and wood floor bring warmth to the modern design. The kitchen has rich brown stained wood cabinets complementing the polished stone countertops, and modern stainless steel appliances.

Each of the home's two floors feature a large bedroom with bath en-suite, an additional bedroom, an additional bath, and a balcony. The second floor also has a family room looking out over the living room.

4 bedrooms

4 bathrooms

Living space: 2,225 SQ.FT.

2 underground parking spots

2 balconies.

PRICE UPON REQUEST

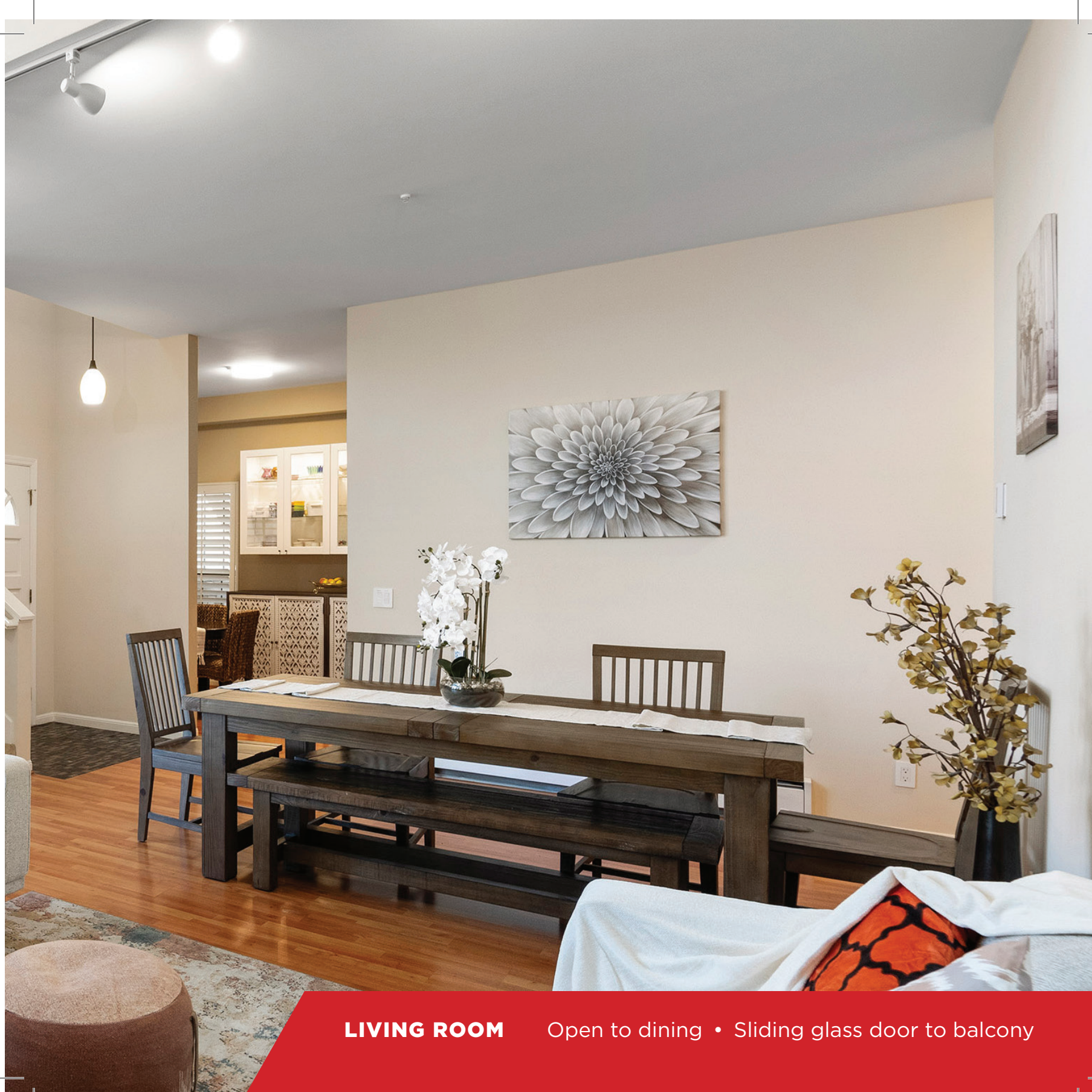


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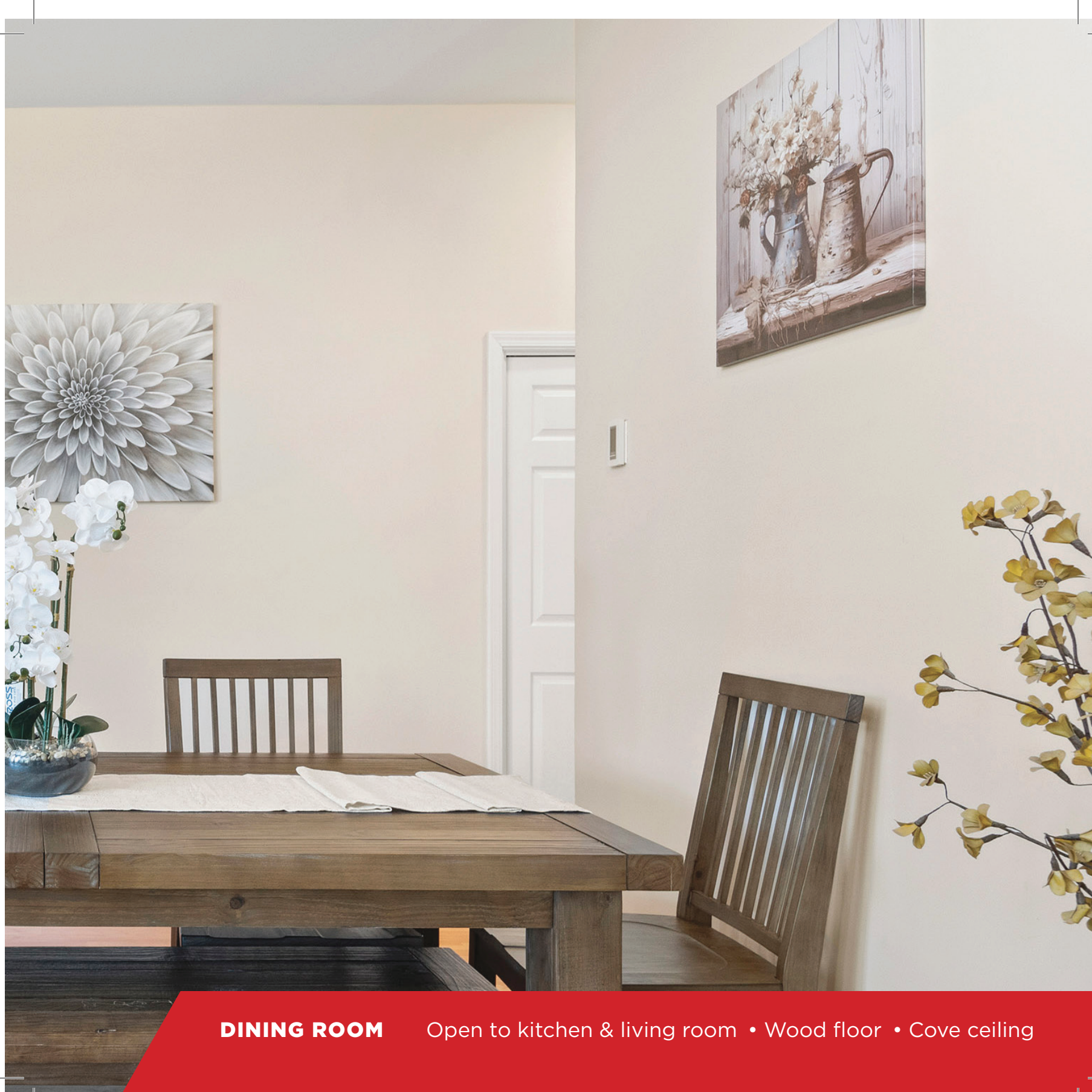




LIVING ROOM

Open to dining • Sliding glass door to balcony





DINING ROOM

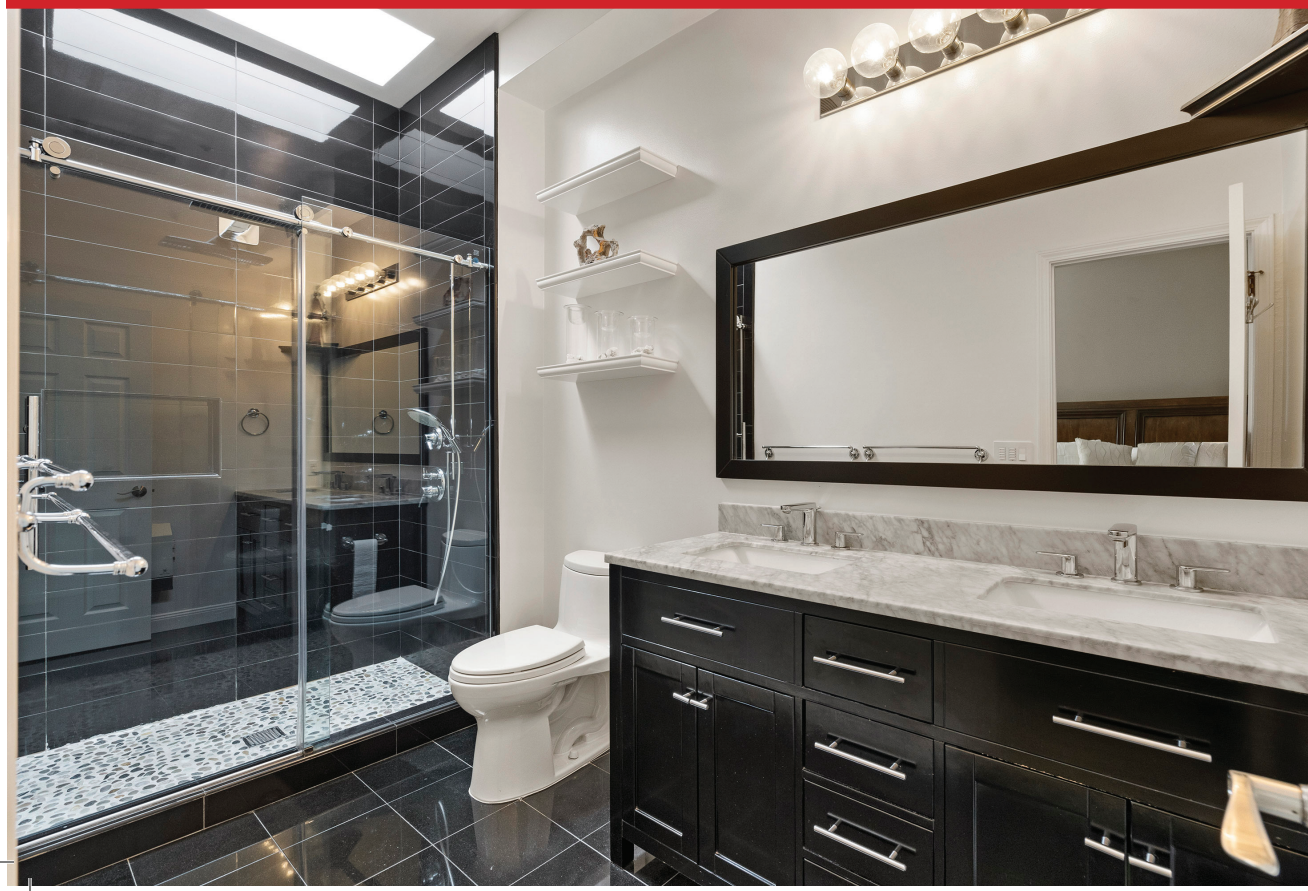
Open to kitchen & living room • Wood floor • Cove ceiling





KITCHEN

New dishwasher • Gas range • Microwave • Tile floor





PRIMARY SUITE

Vaulted ceiling • Carpeted floor • Walk-in closet

443 COLLEGE AVE • PALO ALTO • 94306

Home Features

- Living space: 2,225 sq.ft.
- Lot size: 1,277 sq.ft.
- 4 bedrooms, 4 bathrooms
- Escondido Elementary, Greene Middle, Palo Alto High

Kitchen

- Stainless steel appliances
- Free standing, smooth top, electric range
- Rich brown stained wood cabinets
- Polished stone counter tops
- Stone tile back splash
- Light colored wood floor

Living Room

- Vaulted ceiling
- Wood floor
- Stacked stone fireplace
- Wall of windows looking out to balcony and beyond

Primary Suite

- Carpeted floor
- Windows looking out on two walls
- Fireplace
- Walk-in closet
- Black vanity with polished stone counter-top and sink
- Black polished stone tile bathroom floor
- Large glass shower with black tile surround

Bedrooms

- 2 of 4 bedrooms are large and feature a bath en-suite
- 2 bedrooms on each floor

Exterior

- Shingle exterior
- Two balconies
- Gated parking beneath building (2 assigned spaces)
- Double pane windows

NEARBY ATTRACTIONS

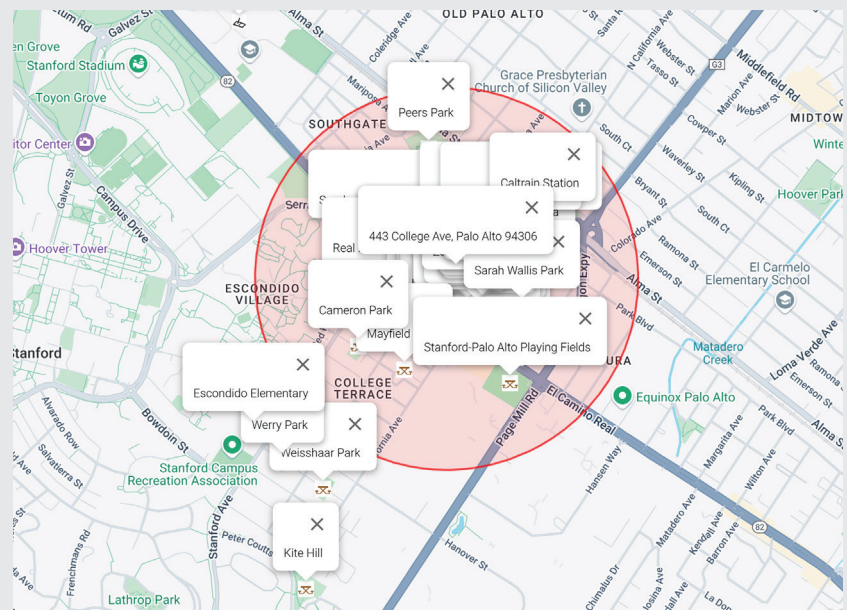
Short walk to:

- Caltrain
- Mollie Stone's Market
- Rara (Nepalese)
- Protege
- Daigo Sushi
- Bistro Elan
- Cafe Pro Bono
- Anatolian Kitchen
- Zareen's
- Sun of Wolf
- Palo Alto Sol
- Joanie's Cafe
- La Boheme
- Mediterranean Wraps
- Lotus Thai Bistro
- Ramen Kowa
- Namaste Indian Cuisine
- Kali Greek

- Terun Pizza
- Jin Sho
- La Bodeguita del Medio
- Izzy's Brooklyn Bagels
- California Ave Farmers Market
- Chipotle
- Sarah Wallis Park
- Peers Park
- Stanford/Palo Alto Playing Fields

Moderate walk to:

- Stanford University

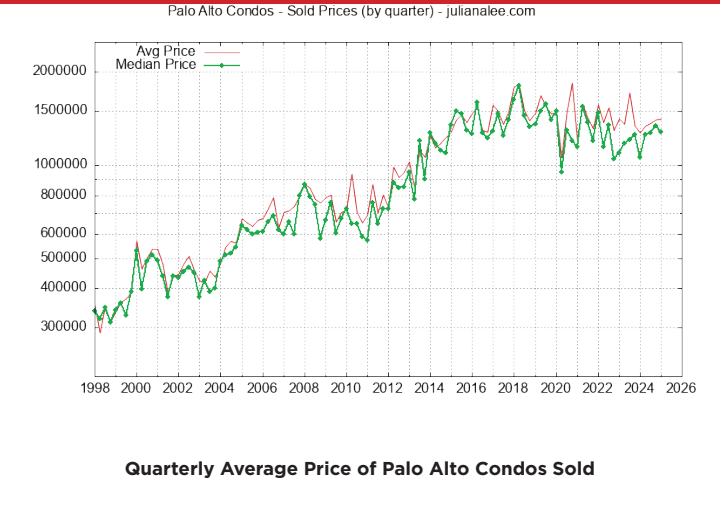


*Red circle marks 0.5 miles around 443 College Ave, Palo Alto 94306

LOCAL REAL ESTATE TRENDS

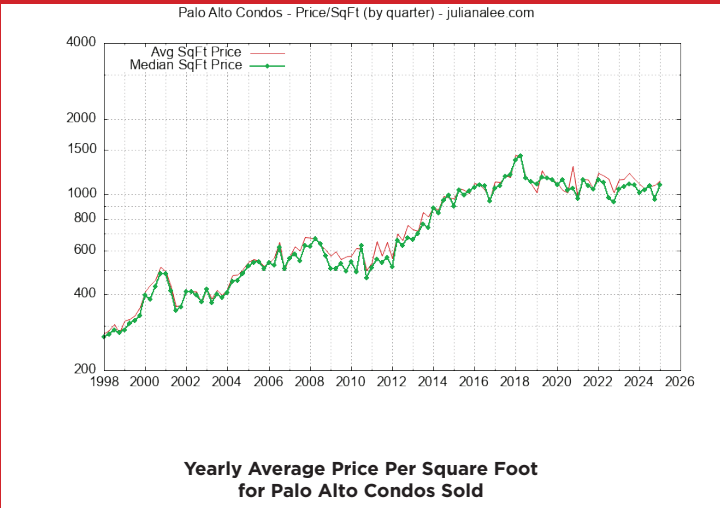
Average and Median Home Price of Palo Alto Condos Sold

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.



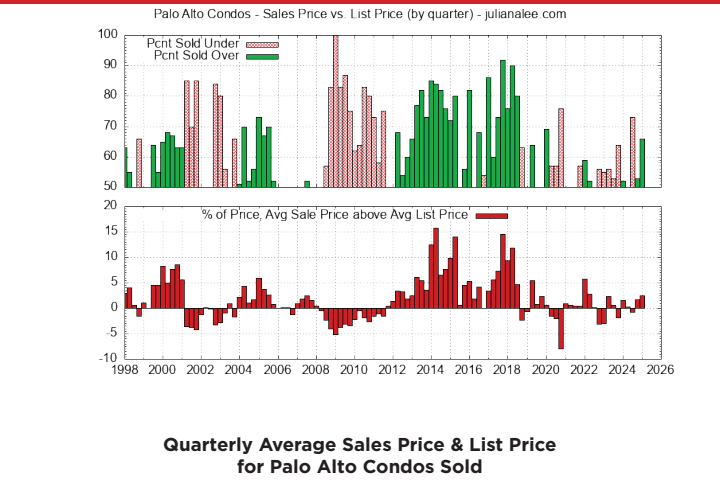
Price Per Square Foot for Palo Alto Condos Sold

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.



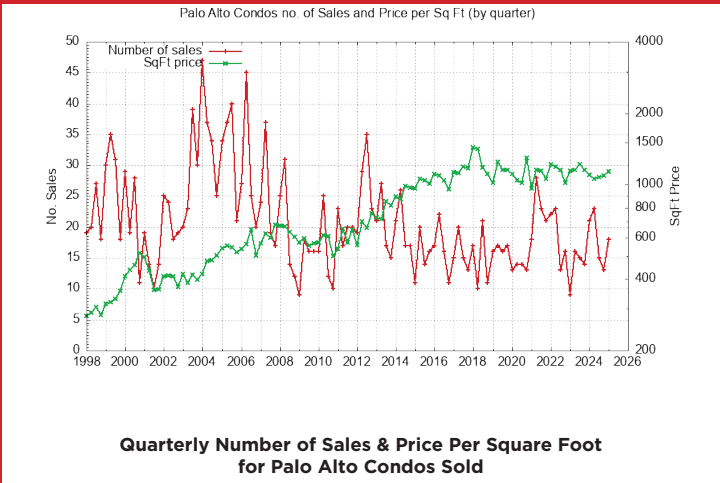
Sales Price vs. List Price for Palo Alto Condos

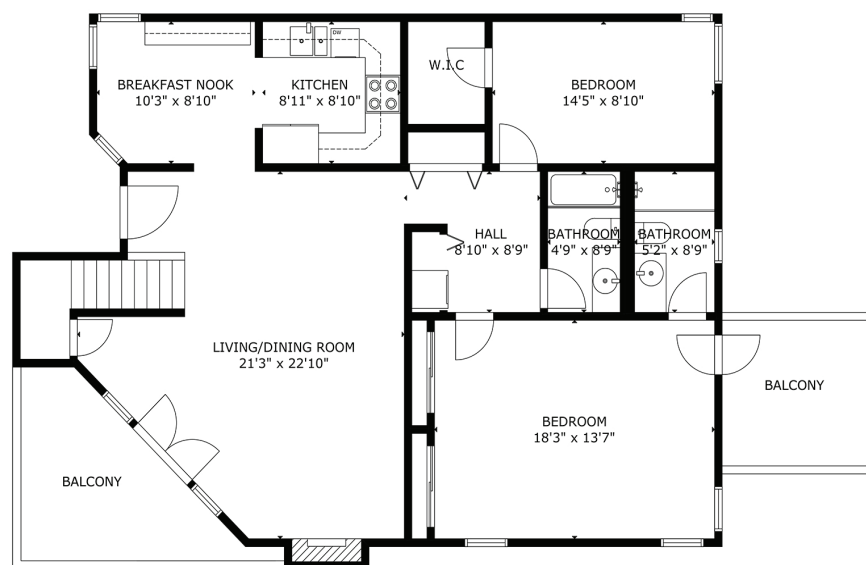
Home buyers and sellers want to know the typical relationship between list price and sales price. This relationship varies with city and time. The plots below show trends for this relationship using color coding which generally highlights changes in the market. More Palo Alto homes being sold over list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



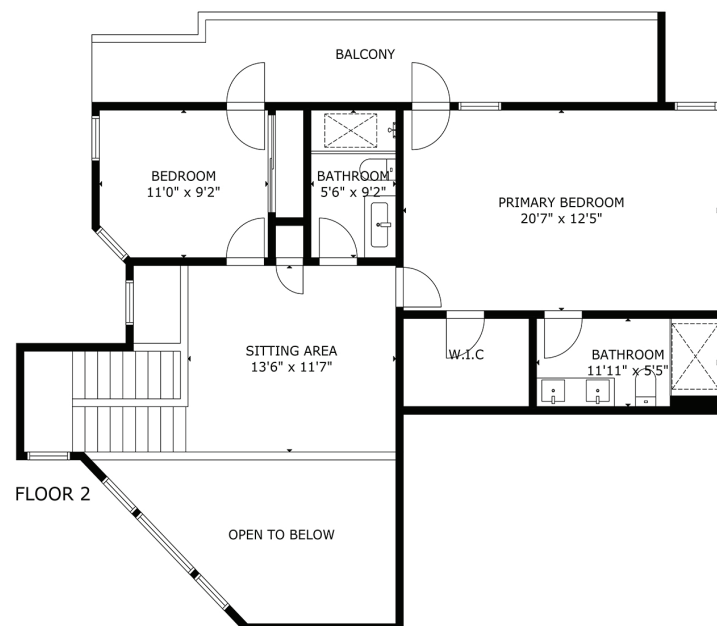
Number of Palo Alto Condos Sold

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



FLOOR 2

GROSS INTERNAL AREA
TOTAL: 2,087 sq ft
FLOOR 1: 1,265 sq ft, FLOOR 2: 822 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