



JLEE REALTY



**2454 W BAYSHORE RD #7**  
PALO ALTO 94303

# DELIGHTFUL 2 BED CONDO WITH BALCONY FACING GREEN BELT

This delightful condo is located at the back of the complex away from streets and faces a green belt. It's large covered balcony enables you to step out and enjoy the outside with good privacy. Gleaming tile floors throughout the interior avoid stains and make it easy to have an ultra clean home. The kitchen and bathroom have been wonderfully renovated and have a modern design and finishes. Cafes, stores, parks, and schools are a short walk away.

The complex is very well managed and has a community pool and playground. Both Edgewood and Midtown Shopping Centers are within walking distance. Both the Palo Alto Community Center and the Baylands are a very short bike ride away. If you've been wanting a great Palo Alto home, this could be your answer.

2 bedrooms

1 bathroom

Living space: 906 SQ.FT.

In-unit laundry

2 parking spaces

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**PRICE UPON REQUEST**

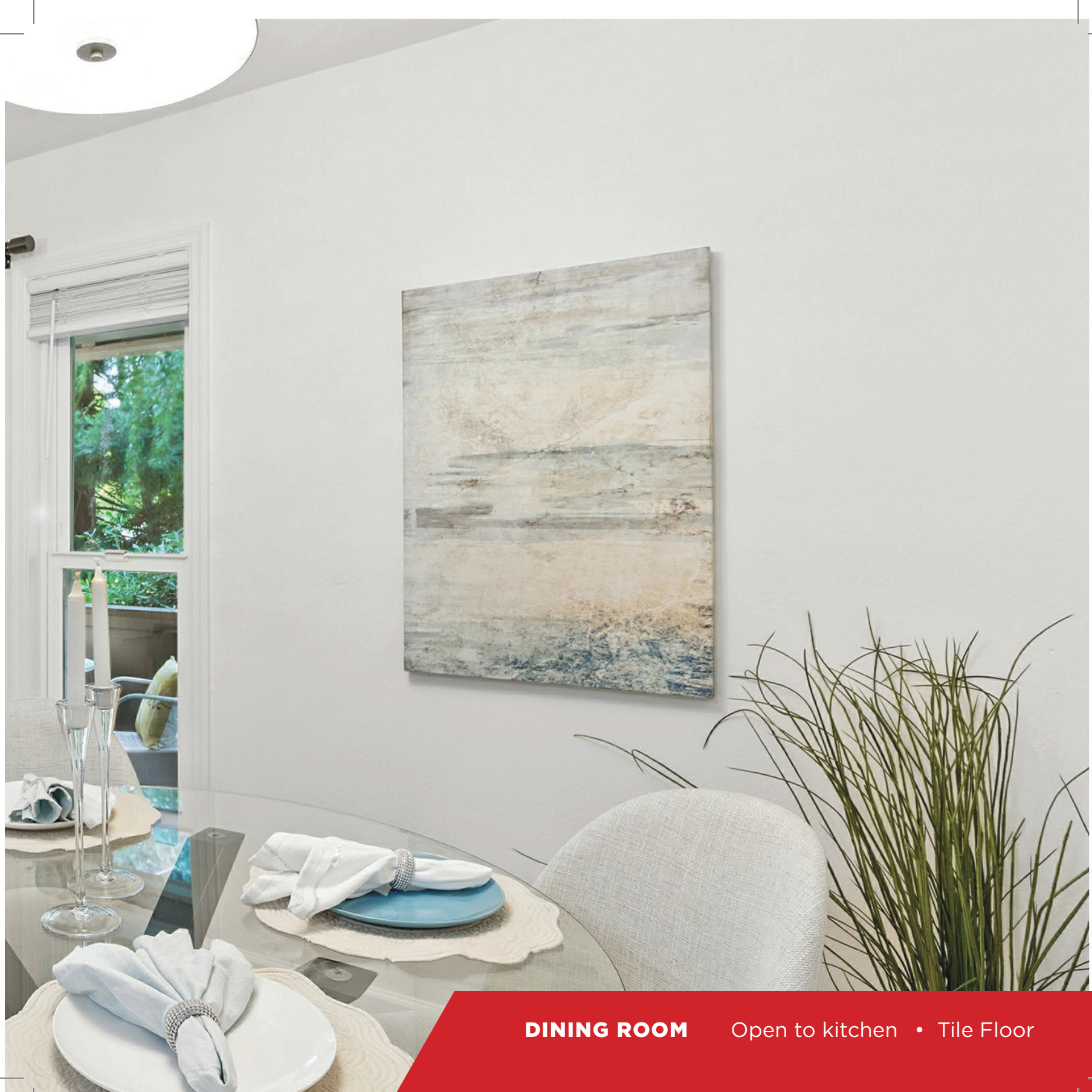


**Juliana Lee Team**  
**650-857-1000**

[JulianaLee.com/2454wbayshorerd7](https://JulianaLee.com/2454wbayshorerd7)







**DINING ROOM**

Open to kitchen • Tile Floor





**LIVING ROOM**

Open to dining • Sliding glass door to balcony

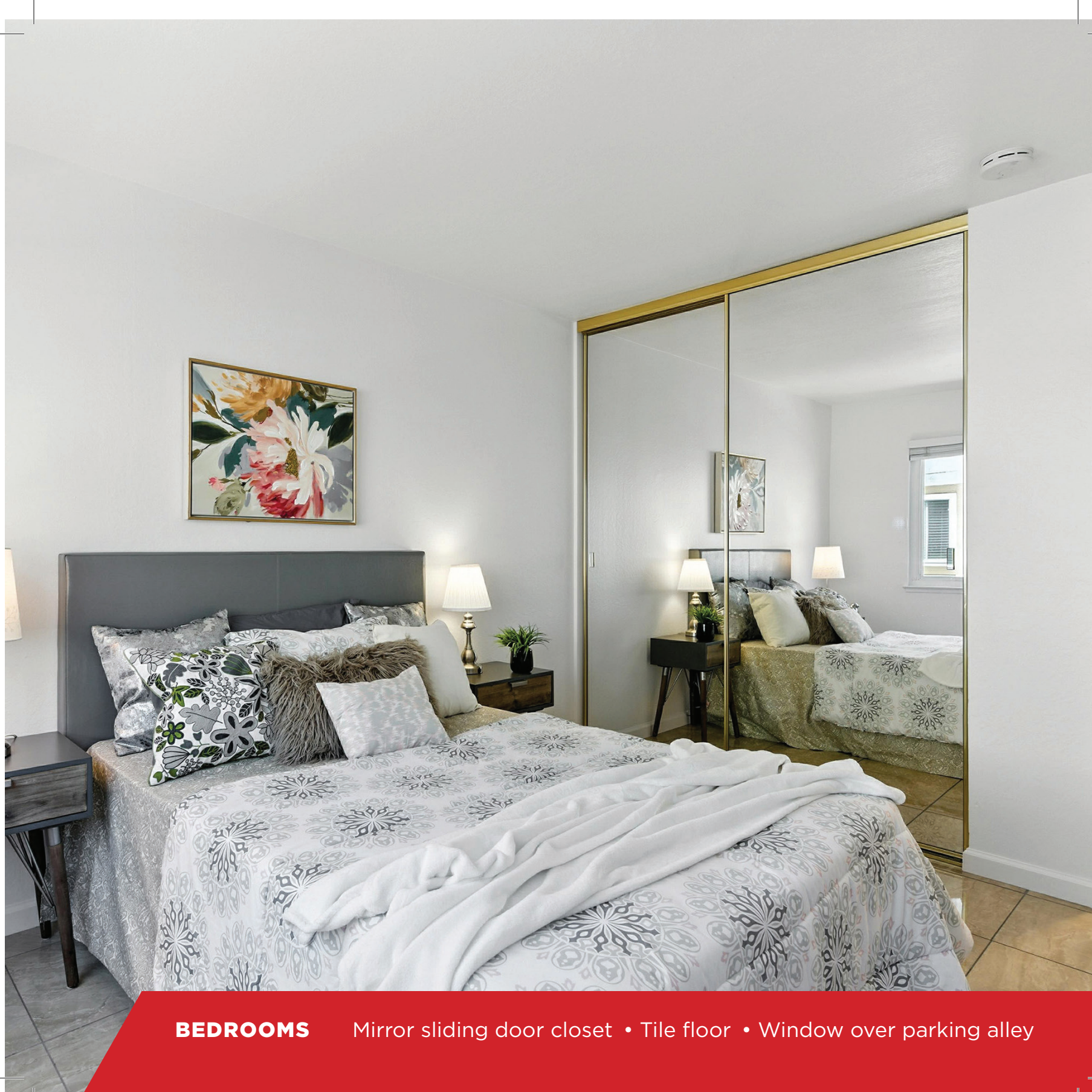




**KITCHEN**

High tile backsplash • Electric range • Microwave • Tile floor





**BEDROOMS**

Mirror sliding door closet • Tile floor • Window over parking alley

# 2454 W BAYSHORE RD #7 • PALO ALTO

## Home Features

- Living space: 906 sq.ft.
- 2 bedrooms, 1 bathrooms
- Recently renovated
- In-unit laundry
- 2 parking spaces
- Palo Verde Elementary, JL Stanford Middle, Palo Alto High
- Located at back of complex adjacent to single family houses

## Kitchen

- Stainless steel sink and dishwasher, white refrigerator
- Free standing electric range, white with black glass door
- Dark stained wood recessed panel cabinets
- Tile counter tops (look like 12" x 12" polished stone)
- High tile back splash
- Tile floor (look like 12" x 12" polished stone)

## Living Room

- Open to dining room
- Tile floor
- Sliding glass doors opening to covered balcony
- View across balcony of green belt with mature trees

## Bedrooms

- RTile floors
- Windows looking out over parking alley
- Mirror door sliding door closet

## Bathroom

- Dark stained wood recessed panel vanity with white quartz countertop and recessed sink
- Tile bathroom floor
- Large walk-in shower with frameless glass door, tile surround

## Exterior

- Large balcony
- Common area pool

## NEARBY ATTRACTIONS

### Short walk to:

- Starbucks
- House of Bagels
- Chef Zhao Kitchen
- The Market
- Greer Field
- Greer Park Playground
- HeadsUp Montessori
- Books & Me Children's Chinese Library

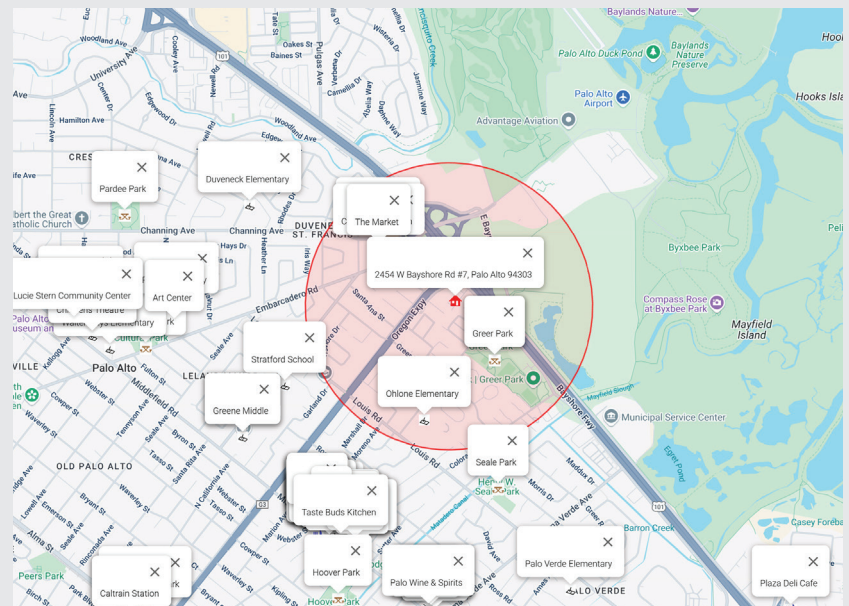
- Indochine Thai
- Sancho's Taqueria
- Subway Sandwich
- Round Table Pizza
- Safeway
- Seale Park
- Byxbee Park
- Baylands Nature Preserve

### Moderate walk to:

- Como Esta Taqueria
- Baskin-Robbins
- Palo Alto Cafe
- Teaspoon
- Kirk's SteakBurgers
- Cavour Coffee

### Short bike ride to:

- Google
- Shoreline Parkl

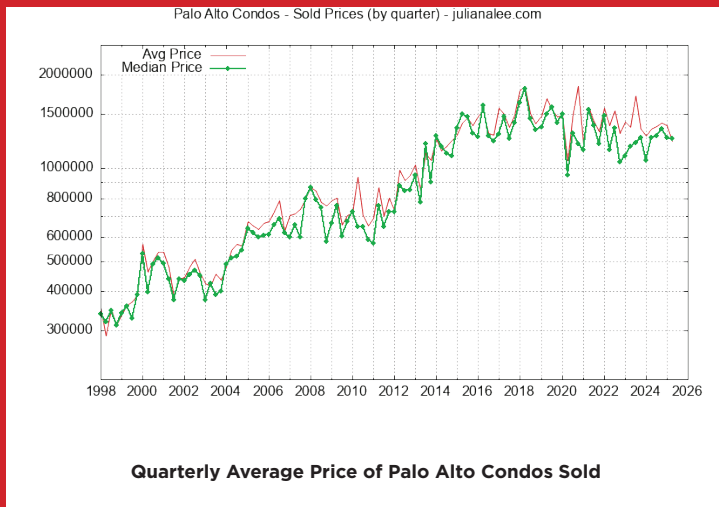


\*Red circle marks 0.5 miles around 2454 W Bayshore Rd #7, Palo Alto 94303

# LOCAL REAL ESTATE TRENDS

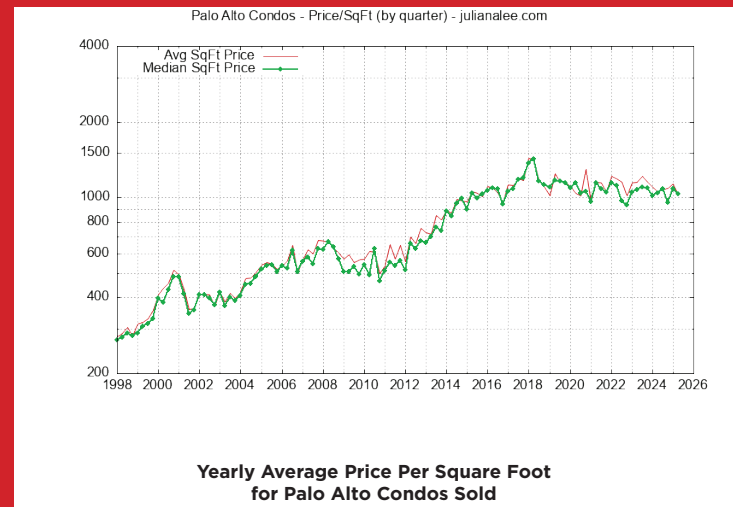
## Average and Median Home Price of Palo Alto Condos Sold

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.



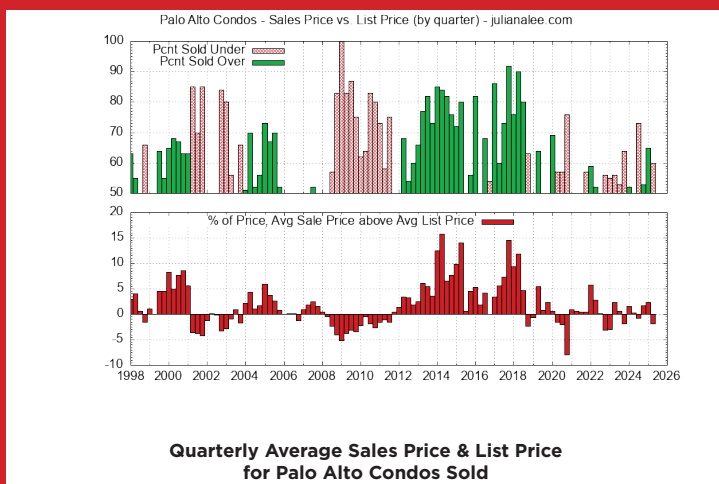
## Price Per Square Foot for Palo Alto Condos Sold

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.



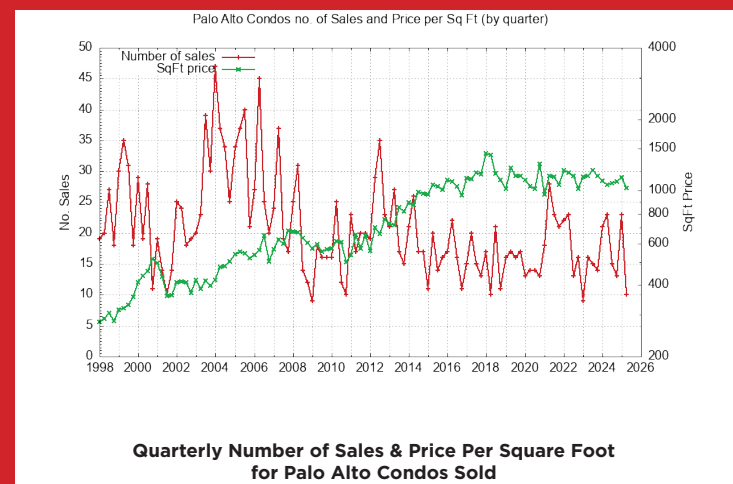
## Sales vs. List Price for Palo Alto Condos

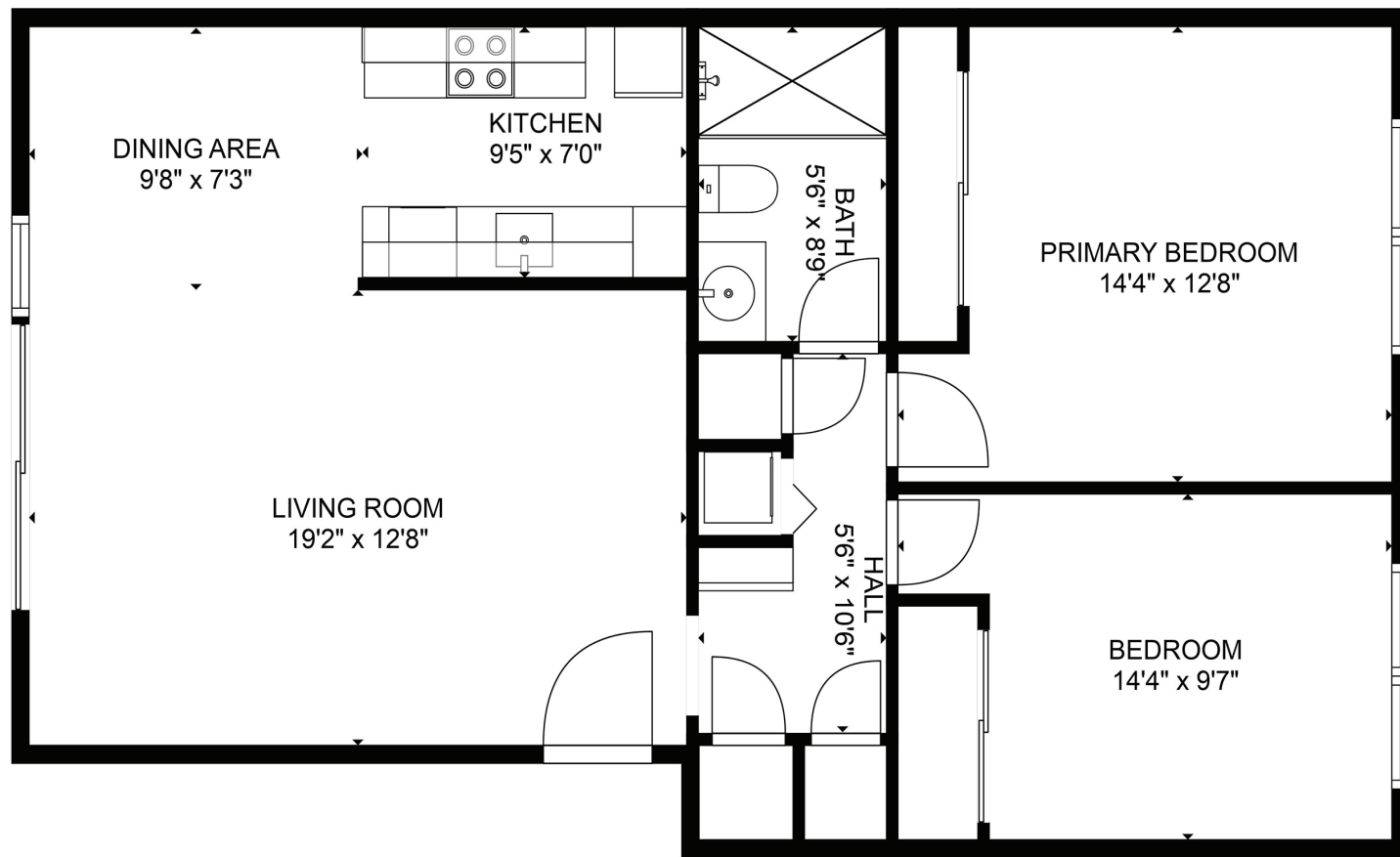
Home buyers and sellers want to know the typical relationship between list price and sales price. This relationship varies with city and time. The plots below show trends for this relationship using color coding which generally highlights changes in the market. More Palo Alto being sold over list price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





SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. TOTAL SCANNED AREA IS APPROXIMATED & INCLUDES EXTERIOR SPACES.



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**JLEE REALTY**

4260 El Camino Real,  
Palo Alto, CA 94306

[JulianaLee.com](http://JulianaLee.com) | [650.857.1000](tel:650.857.1000) | [homes@julianalee.com](mailto: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

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