



JLEE REALTY



**251 HONEY LOCUST TER**  
**SUNNYVALE**



# BEAUTIFUL NEWER END-UNIT TOWNHOUSE

A delightful split-level main story provides the spacious ambiance of an open floor plan but provides separation between the lower-level family room and the upper-level living room, dining room, and kitchen. The spacious family room is filled with light from two large towering windows and has the inviting warmth of a gas fireplace. The three bedrooms and two baths are located on the second story away from the activities on the main level.

The kitchen features modern stainless steel appliances, beautiful stained-wood cabinets, polished stone counter tops, wood floor, and recessed lighting. The adjacent open dining room, which also has wood floors and recessed lighting, is filled with natural light from windows on two sides and is partially open to the adjacent living room.

3 bedrooms

2.5 bathrooms

Living space: 1,783 SQ.FT.

LOT: 2,424 SQ.FT.

Two car garage

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**PRICE UPON REQUEST**



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

[JulianaLee.com/251honeylocustter](http://JulianaLee.com/251honeylocustter)













**LIVING ROOM**

Open to dining area • Wood floor • Chandelier









**DINING ROOM**

Arched pass-thru to living room • Wood floor • Open to kitchen









**KITCHEN**

Open to dining area • Polished stone counter tops • Wood floor









**PRIMARY SUITE**

Carpeted floor • Walk-in closet • Coved ceiling



# 251 HONEY LOCUST TER • SUNNYVALE

## Home Features

- Living space: 1,783 sq.ft.
- Lot size: 2,424 sq.ft.
- 3 bedrooms, 2.5 bathrooms
- 2 car garage
- Ellis Elementary, Sunnyvale Middle, Fremont High

## Kitchen

- Stainless steel appliances
- Gas cooktop with oven mounted in cabinet below
- Raised panel stained wood cabinets
- Dark polished stone counter tops
- Polished stone back splash, high back splash behind cooktop
- Wood floor

## Living Room

- Hanging chandelier
- Wood floor
- View of front and side yards, family room on split-level below

- Partially open to dining room through passageway and large pass-thru

## Family Room

- High Ceiling
- Fireplace

## Primary Suite

- Coved ceiling
- Carpeted floor
- Windows looking out to front and side
- Walk-in closet
- Stained wood vanity with stone tile counter-top and two sinks
- Tile bathroom floor
- Shower over tub with glass doors and tile surround

## Exterior

- Stucco exterior
- Stone facade around front door
- Patio and walkways above street level

## NEARBY ATTRACTIONS

### Short walk to:

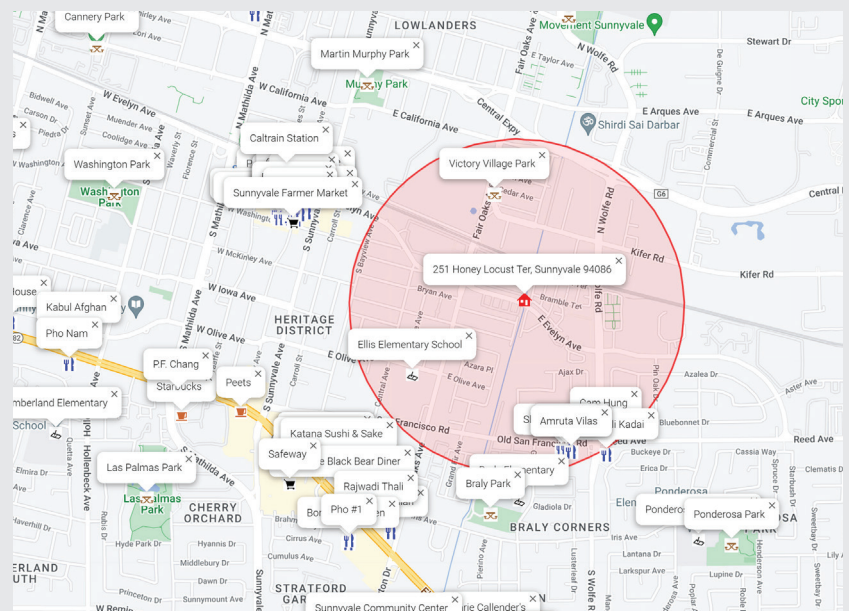
- Downtown Palo Alto
- Tamarine Restaurant
- Il Fornaio
- ROOH
- Gyros Gyros
- Blue Bottle Coffee
- Sushirrito
- Taste
- Cafe Venetia
- Pho Banh Mi
- YAYOI
- Starbucks
- Crepevine Restaurant
- Killiney Kopitiam

### Short bike ride to:

- YAYOI
- Starbucks
- Crepevine Restaurant
- Killiney Kopitiam
- Childrens Library
- Childrens Theatre
- Lucie Stern Community Center
- Rinconada Park
- Palo Alto Junior Museum and Zoo
- Rinconada Library
- Town and Country Shopping
- Stanford Shopping Center

### Moderate walk to:

- Pho Banh Mi



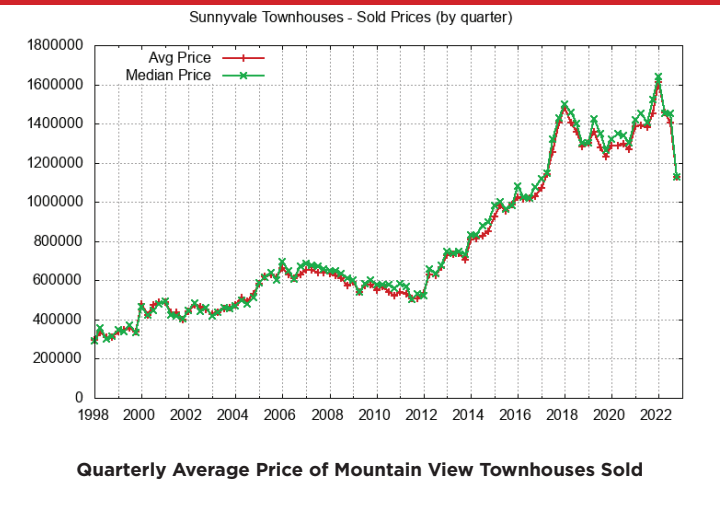
\*Red circle marks 0.5 miles around 251 Honey Locust Ter, Sunnyvale 94086



# LOCAL REAL ESTATE TRENDS

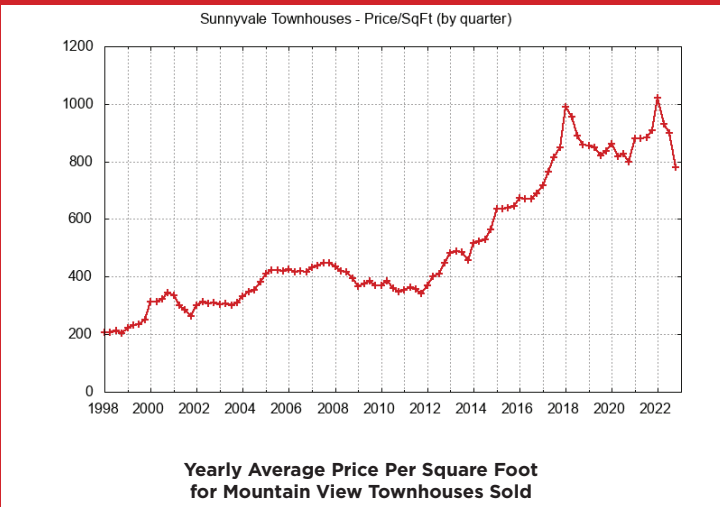
## Average and Median Home Price of Sunnyvale Townhouses Sold

When trying to understand Sunnyvale 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.



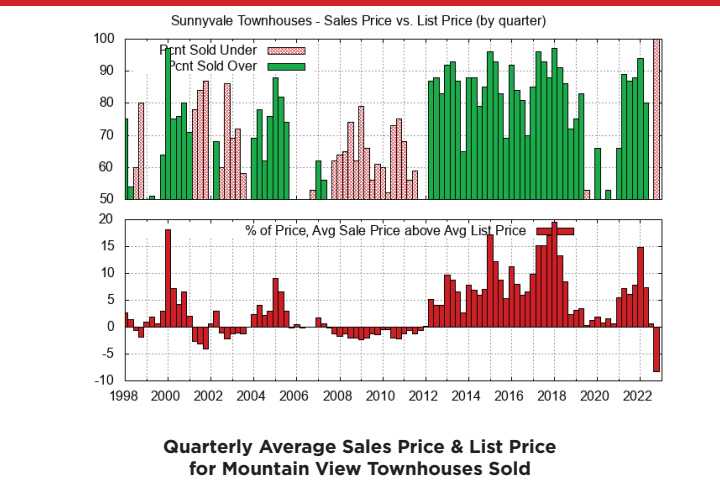
## Price Per Square Foot for Sunnyvale Townhouses Sold

The sales price of a Sunnyvale 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 Sunnyvale 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.



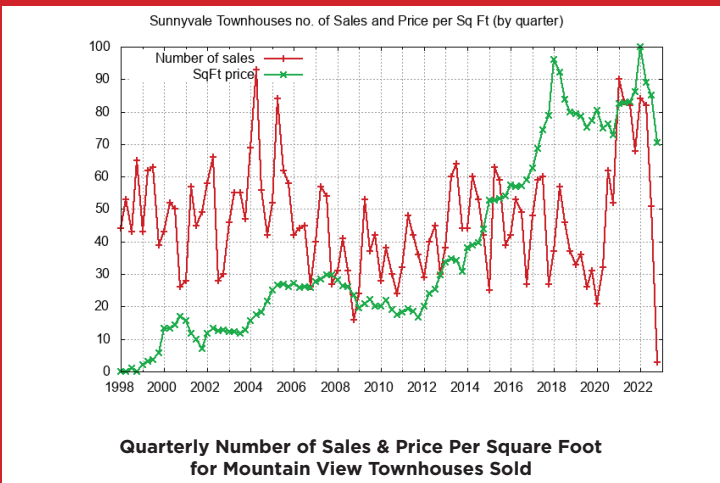
## Sales Price vs. List Price for Sunnyvale Townhouses

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 Sunnyvale 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.

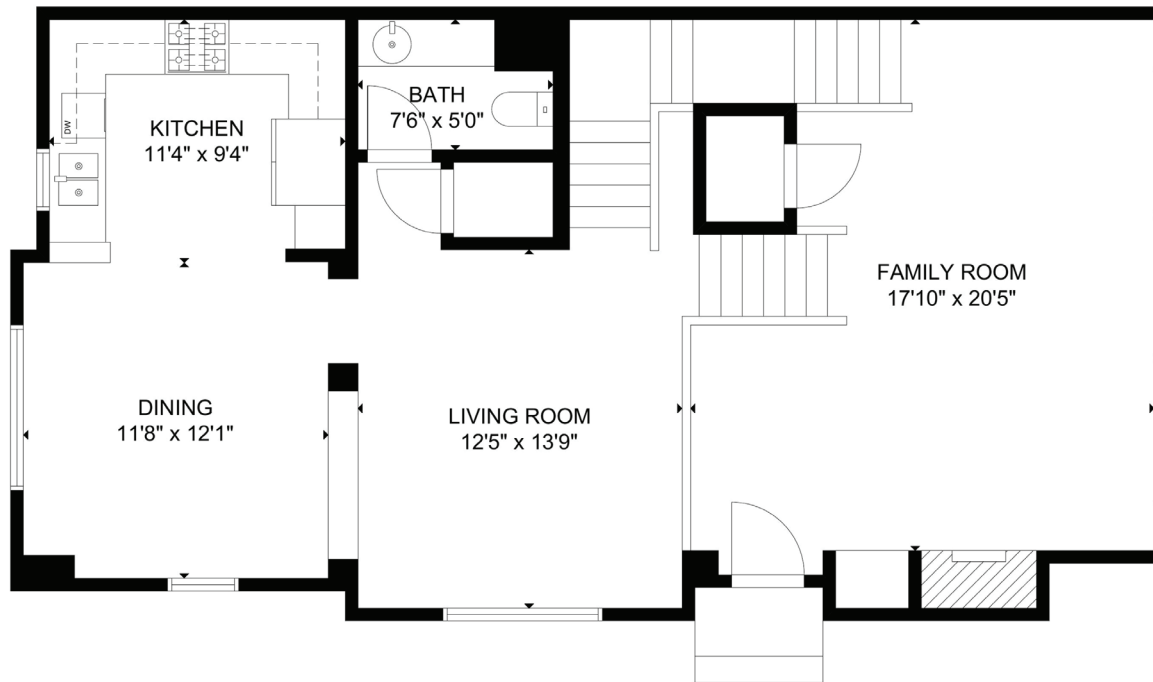


## Number of Sunnyvale Townhouses Sold

A quick estimate of how active the Sunnyvale 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.

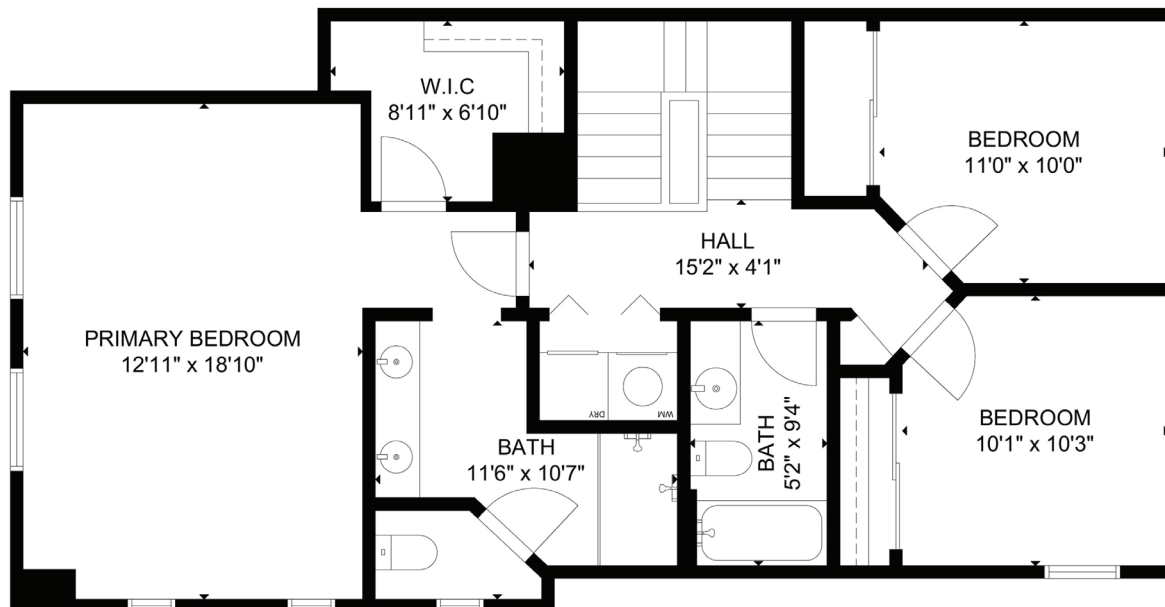






FLOOR 1

GROSS INTERNAL AREA  
TOTAL: 1,831 sq ft  
FLOOR 1: 941 sq ft, FLOOR 2: 890 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 2

GROSS INTERNAL AREA  
TOTAL: 1,831 sq ft  
FLOOR 1: 941 sq ft, FLOOR 2: 890 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





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**JLEE REALTY**

4260 El Camino Real,  
Palo Alto, CA 94306

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**JulianaLee.com | 650.857.1000 | homes@julianalee.com**

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*"I believe honesty, integrity, hard work, commitment and creativity are all necessary to craft a truly successful real estate transaction."*



**Juliana Lee 李文**

MBA/LL.B.

Team Leader/Broker

dre# 00851314/ 02103053

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