



JLEE REALTY



99 E PORTOLA AVE
LOS ALTOS 940223

FENG SHUI + ENERGY EFFICIENCY NEW HOME

This beautiful new construction home incorporates the principles of Feng Shui to harmonize with wealth and health. It features solar panels, heat pumps and modern appliances to boost its energy efficiency. Located on a short street running parallel to and few blocks away from the main streets, it is in a tranquil location with attractions within walking distance.

The open and spacious kitchen + family room enables people be together while doing different things including cooking and relaxing. The modern kitchen has glistening white contemporary cabinets, light colored synthetic stone countertops, a professional style stainless steel gas range, and appliances with doors that match the cabinets.

All four bedrooms in the main house have their own bath en-suite. They also have cove ceilings, recessed lights, and wood floors. A half-bath serves the public areas.

4 bedrooms + studio adu

4.5 + 1 bathrooms

Living space: 3,093 SQ.FT.

LOT: 8,375 SQ.FT.

New House + New ADU

PRICE UPON REQUEST



Juliana Lee Team
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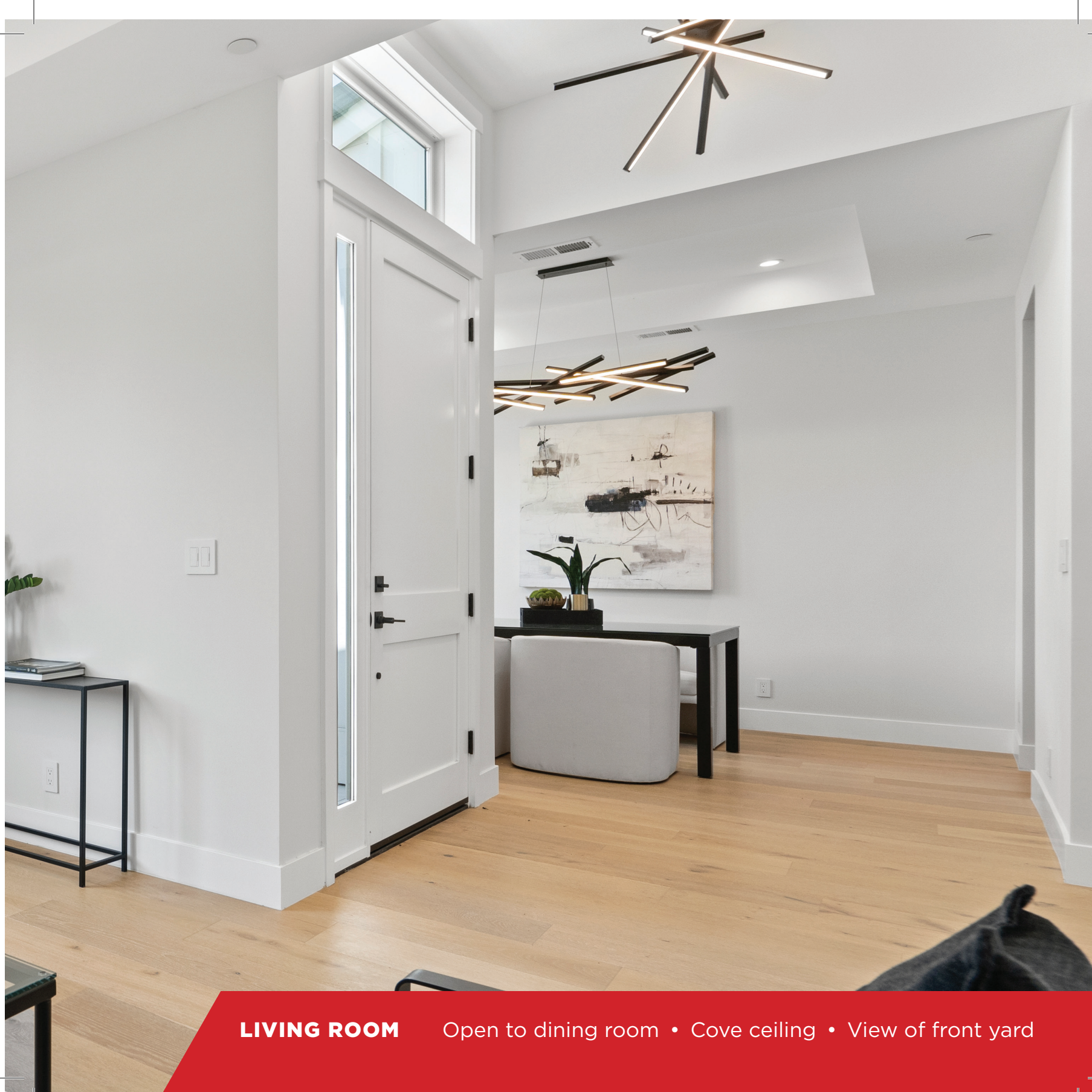




DINING ROOM

Open to living room • Cove ceiling • Adjacent to butler's pantry





LIVING ROOM

Open to dining room • Cove ceiling • View of front yard





KITCHEN

Great room design • Breakfast bar • Gas range • High backsplash





PRIMARY SUITE

Wood floor • Walk-in closet • Light filled

99 E PORTOLA AVE • LOS ALTOS • 94022

Home Features

- Living space: 2,716 + 377 sq.ft.
- Lot size: 8,375 sq.ft.
- 4 bedrooms each with en-suite bath
- 4.5 bathrooms
- Heat pump, central cooling
- Solar panels on house and detached ADU
- Almond Elementary, Egan Middle, Los Altos High

Kitchen

- Refrigerator, oven, and dishwasher doors match cabinets
- Stainless steel, professional style gas range
- White contemporary cabinets
- Light colored synthetic counter tops
- High tile back splash with herringbone pattern
- Wood floor

Living Room

- Cove ceiling
- Recessed lighting

- Wood floor
- Open to dining room
- View of front yard

Primary Suite

- Cove ceiling
- Recessed lighting
- Wood floor
- Walk-in closet with built-in shelves and drawers
- White vanity with Corian style counter-top and two recessed sinks
- Modern vinyl tile bathroom floor
- Large frameless glass shower

ADU

- Living space: 377 sq.ft.
- Wood floors
- Stainless steel appliances
- Smooth surface cooktop
- High, subway tile backsplash
- Heat pump, solar panel

NEARBY ATTRACTIONS

Short walk to:

- Safeway
- Whole Foods
- Dittmer's Meats
- Trader Joe's
- Good Morning
- Pho Vi Hoa
- Noodle Talk
- Sushiko
- Chef Chu's
- Armadillo Willy's Barbecue
- Esther's Kitchen
- Estrellita Mexican Bistro
- Starbucks
- Pacific Catch
- Mendocino Farms
- SAJJ Mediterranean
- Boba Bliss

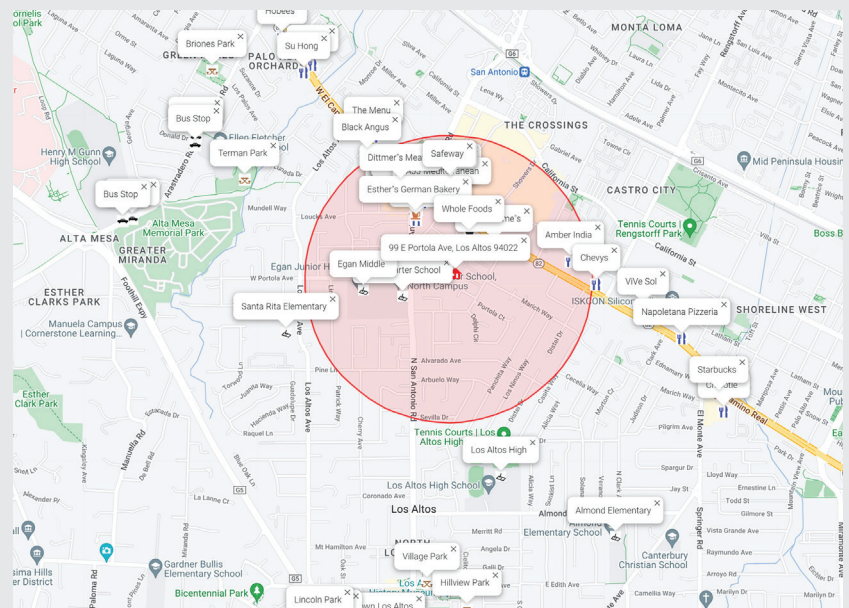
- Coupa Cafe
- Gen Korean BBQ House
- Veggie Garden
- Eighty-Eight Sushi & Ramen
- Egan Middle School
- Bullis Charter School
- Fayette Greenway Park
- Klein Park

Moderate walk to:

- Los Altos High

Short bike ride to:

- Downtown Los Altos

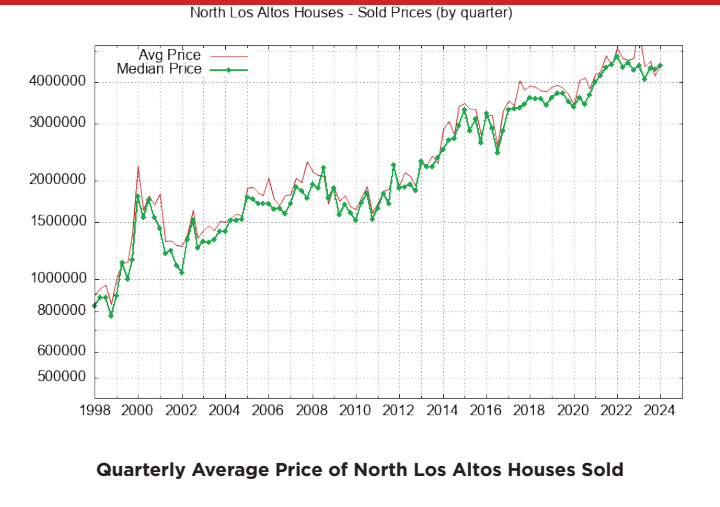


*Red circle marks 0.5 miles around 99 E Portola Ave, Los Altos 94022

LOCAL REAL ESTATE TRENDS

Average and Median Home Price of North Los Altos Homes Sold

When trying to understand North Los Altos 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.



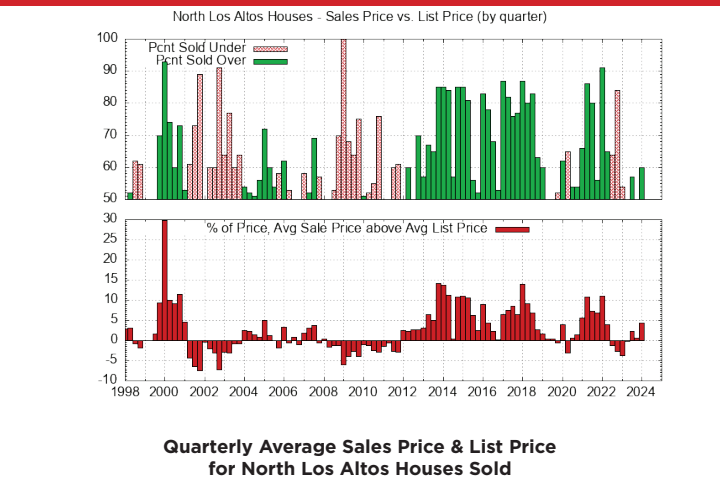
Price Per Square Foot for North Los Altos Homes Sold

The sales price of a North Los Altos 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 North Los Altos 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.



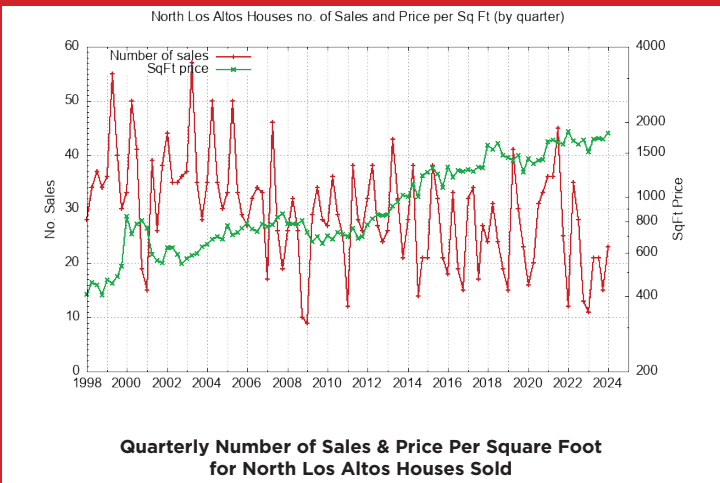
Sales Price vs. List Price for North Los Altos Homes

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 North Los Altos 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 North Los Altos Homes Sold

A quick estimate of how active the North Los Altos 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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李文房地產做的最好

Over 30 Years of Experience in 30+ Silicon Valley Cities