



JLEE REALTY



3810 GROVE AVE
PALO ALTO 94303

SOUTH PALO ALTO 4 BED, 2 BATH HOME IN NEED OF UPDATED FINISHES AND TLC

Located about 1/4 mile away from the Charleston Shopping Center and Mitchell Park, this home is a time-honored gem in the rough. It clearly needs some updated finishes. Rather than pay for someone else's preferences or generic choices, you can make this home what you like and potentially have the improvements guaranteed by the company you choose to use. No need to hope any quick fixes and updates were done correctly and will hold up.

The outside of the house and yard are quite nice. Even without adding your own touches, sitting in the backyard is pleasing and relaxing. Inside, the finishes, carpets, and floors reflect much of the 1961 vintage of the home. A skylight, a front facing window, and the adjacent dining room provide natural light for the kitchen. The dining room is separated from the kitchen by a counter. The dining room has a wide passage opening to a large family room with open beams and windows on two sides. The large living room is at the end of the entrance foyer and adjacent to the family room.

4 bedrooms

2 bathrooms

Living space: 1,683 SQ.FT.

Lot: 7,102 SQ.FT.

Hillside location with view

PRICE UPON REQUEST



Juliana Lee Team
650-857-1000

JulianaLee.com/3810groveave







LIVING ROOM

View of backyard • Wood burning fireplace





KITCHEN

High tile backsplash • Electric range • Vinyl floor





DINING ROOM

Open to kitchen • Vinyl floor • Passage to family room





PRIMARY SUITE

Door to patio • Carpeted floor • Window to side yard

3810 GROVE AVE • PALO ALTO

Home Features

- Living space: 1,683 sq.ft.
- Lot size: 7,102 sq.ft.
- 4 bedrooms, 2 bathrooms
- Fairmeadow Elementary, JLS Middle, Gunn High High

Kitchen

- White appliances
- Electric cooktop
- Black glass doored wall mounted oven
- Stained wood cabinets
- Tile counter tops
- High tiled back splash
- Vinyl floor

Living Room

- Wood floor
- Tile covered wood burning fireplace with raised tile covered hearth
- View of backyard through two large windows

- Wide passage opening to the family room

Family Room

- Decorative open beam ceiling

Primary Suite

- Carpeted floor
- Two sliding door closets with cedar floors
- Door opening out to backyard deck
- Stained wood vanity with black stone(?) counter-top and recessed sink
- Tile bathroom floor
- Corner shower

Exterior

- Stucco exterior with half-high brick and ship-lap siding facades
- Wide covered front porch
- Landscaped front yard with mature tree, lawn, bushes, and roses.
- Fenced back yard with patios, a deck, a garden pool

NEARBY ATTRACTIONS

Short walk to:

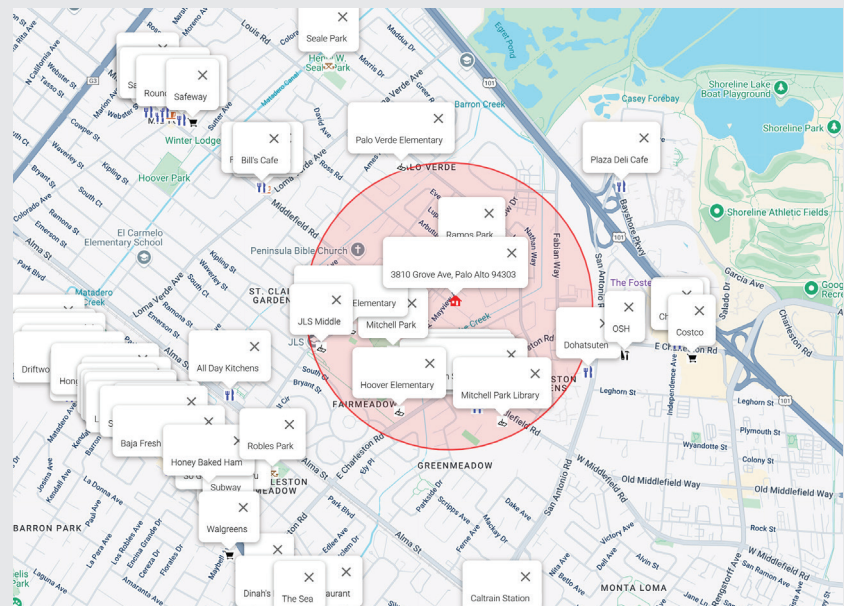
- Ramos Park
- Mitchell Park
- Charleston Shopping Center
- Piazza's Fine Foods
- Ricks Ice Cream
- Mountain Mike's Pizza
- Rojoz Gourmet Wraps
- LeQuy Vietnamese
- Green Elephant
- Peets Coffee
- Fairmeadow Elementary
- JLS Middle School

Moderate walk to:

- Dohatsuten
- Fuki Sushi
- Honey Baked Ham
- So Gong Dong Tofu
- Baja Fresh
- Siam Fine Thai

Short bike ride to:

- Shoreline Park
- Google

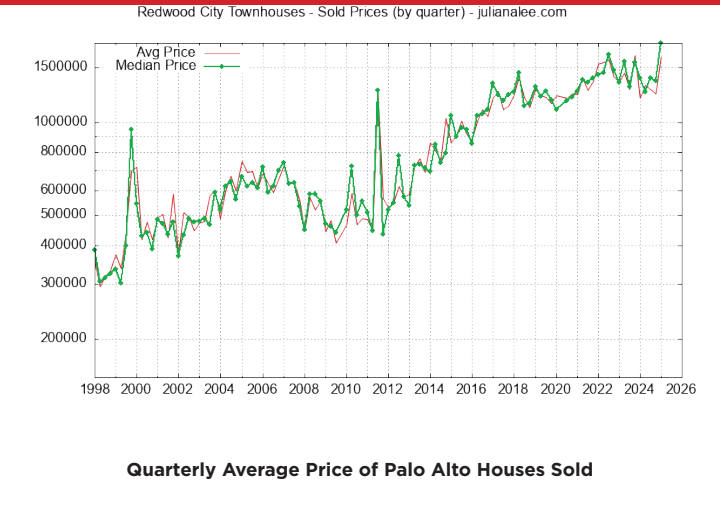


*Red circle marks 0.5 miles around 3810 Grove Ave, Palo Alto 94303

LOCAL REAL ESTATE TRENDS

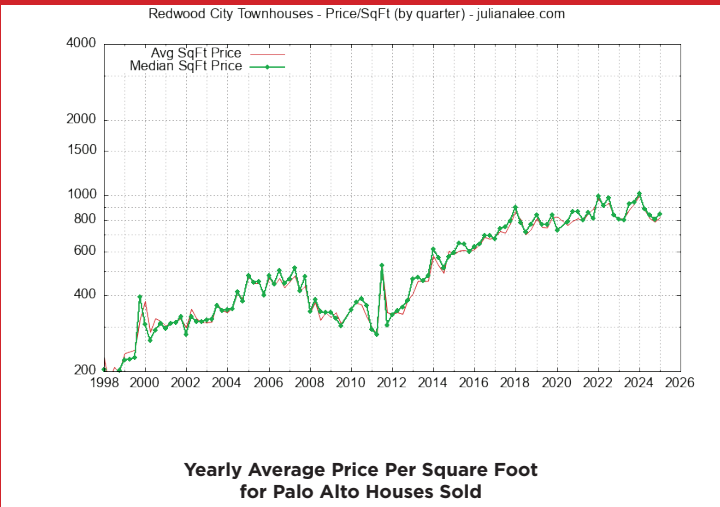
Average and Median Home Price of Palo Alto Houses Sold

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.



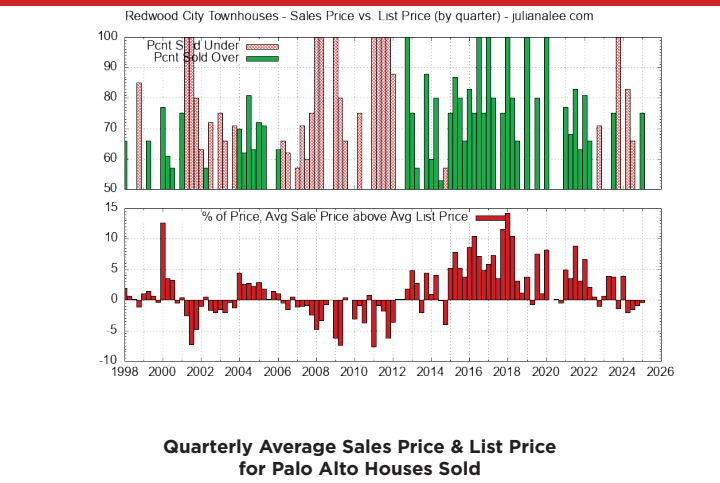
Price Per Square Foot for Palo Alto Houses Sold

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.



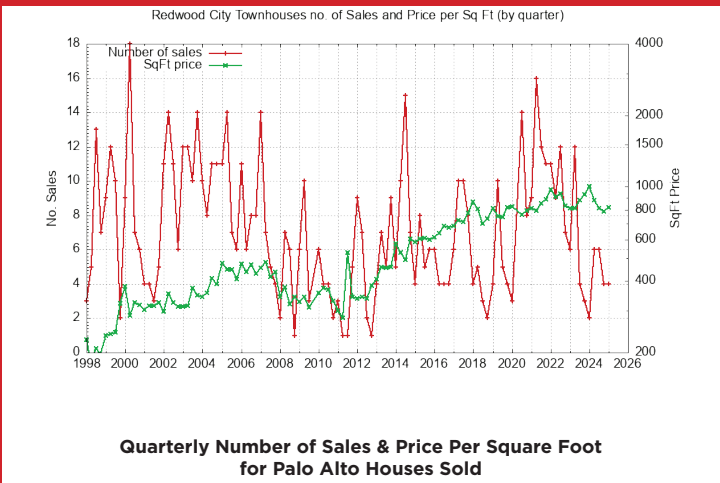
Sales vs. List Price for Palo Alto Houses

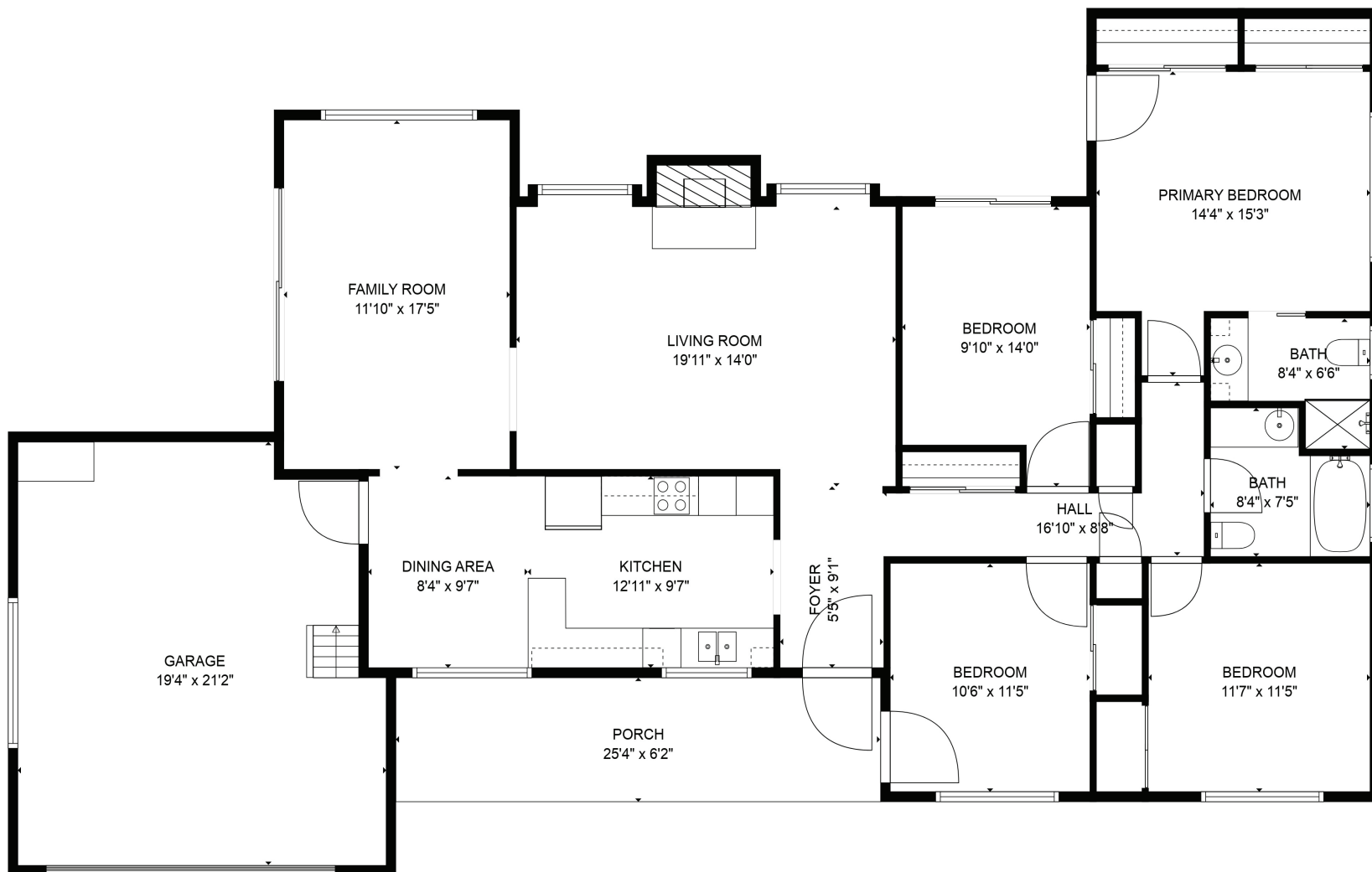
Home buyers and sellers want to know the typical relationship between list price and sales price. This relationship varies with city and time. The plots below show trends for this relationship using color coding which generally highlights changes in the market. More Palo Alto houses being sold over list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





TOTAL: 1613 sq. ft
FLOOR 1: 1613 sq. ft
EXCLUDED AREAS: GARAGE: 384 sq. ft, PORCH: 158 sq. ft, BAY WINDOW: 8 sq. ft,
FIREPLACE: 12 sq. ft



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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