



JLEE REALTY



2462 W BAYSHORE RD #6
PALO ALTO 94303

DELIGHTFUL END UNIT CONDO WITH BALCONY, WALK TO EDGEWOOD PLAZA

Located within walking distance of Edgewood Plaza and Midtown Shopping Center this home is also within biking distance of high-tech employers including Google and Meta. The well maintained complex has numerous tree lined pathways, a community pool, and a kids playground.

This delightful end unit looks out over the community pool area providing an open relaxed feeling. The efficient kitchen features stainless steel appliances and easy to clean surfaces. The dining room is open to both the kitchen and the living room, has a tile floor and a large window looking out to the balcony. A hallway laundry closet makes washing chores very convenient. The large balcony and numerous mature trees put a relaxing outdoor spot one footstep away.

2 bedrooms

1 bathroom

Living space: 906 SQ.FT.

1 car personal carport

Large balcony

Walk to cafes & more.

PRICE UPON REQUEST



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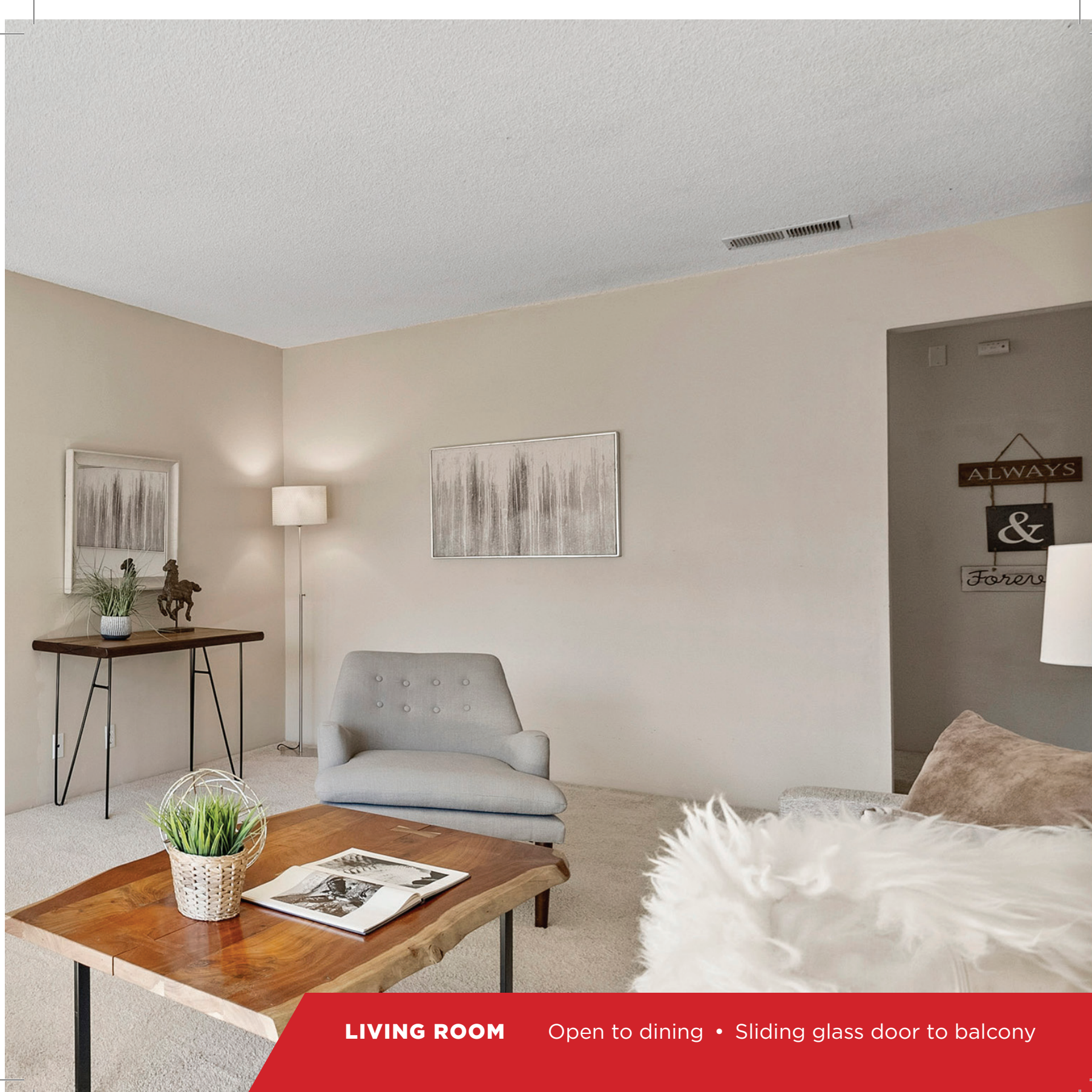




DINING ROOM

Open to kitchen & living room • Tile floor • Balcony window

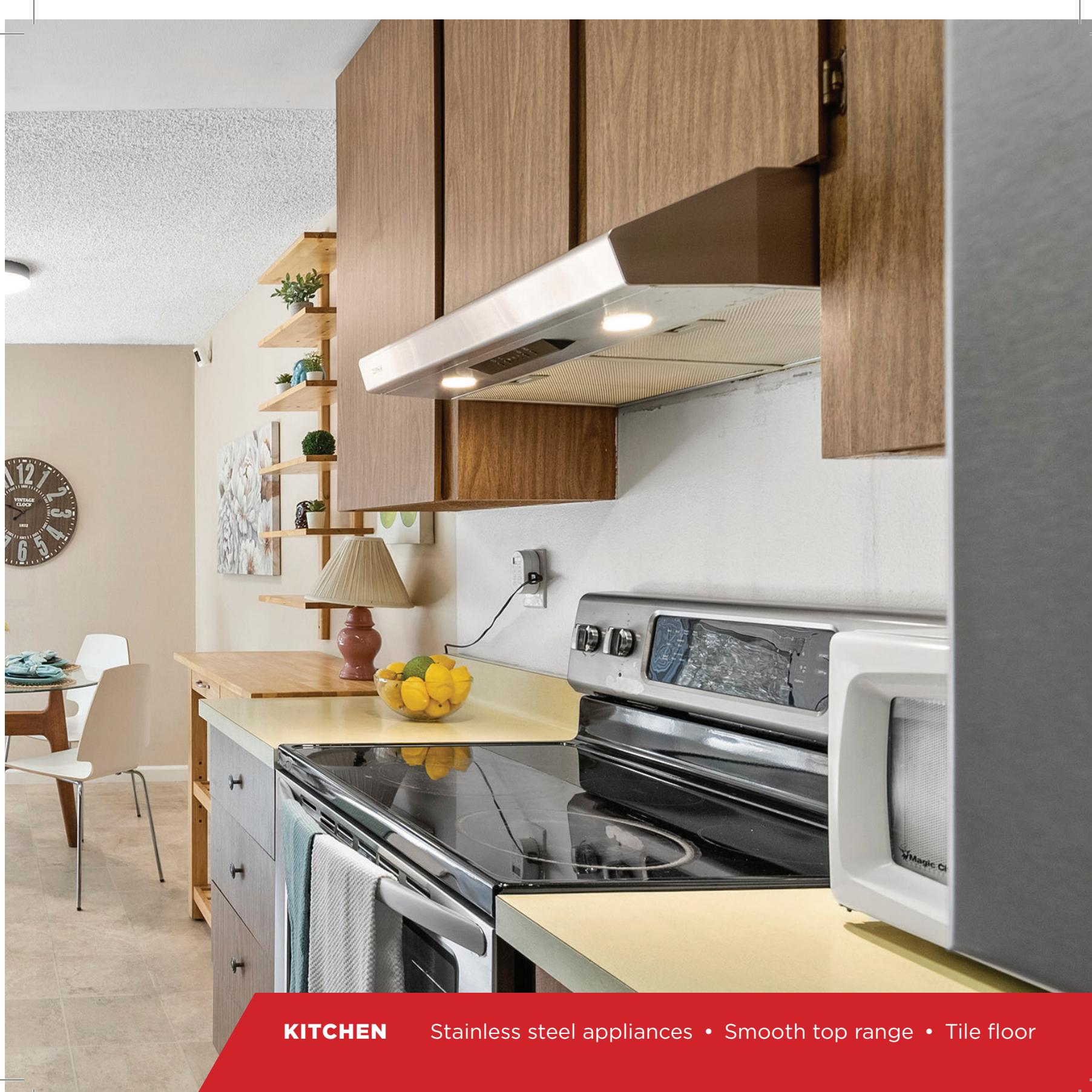




LIVING ROOM

Open to dining • Sliding glass door to balcony





KITCHEN

Stainless steel appliances • Smooth top range • Tile floor





BEDROOMS

Light filled • Carpeted floor • Sliding door closet

2462 W BAYSHORE RD 6 • PALO ALTO • 94303

Home Features

- Living space: 906 sq.ft.
- 2 bedrooms, 1 bathroom
- Inside laundry
- Large balcony overlooking pool
- Parking: 1 car personal carport
- Community swimming pool
- Bike to high-tech employers including Google & Meta
- Palo Verde Elementary, JLS Middle, Palo Alto High

Kitchen

- Stainless steel appliances
- Free standing smooth top electric range
- Cabinets with wood grain surface
- Formica counter tops
- Tile floor

Living Room

- Carpeted floor
- Open to dining room

- Sliding glass doors out to balcony (over-looking swimming pool)

Bedrooms

- Carpeted floor
- Windows looking out over parking area
- Sliding door closet

Bathroom

- Wood grained vanity with white one-piece countertop and sink
- Tile bathroom floor
- Shower over tub with synthetic surround

Exterior

- Wood panel exterior
- Large private balcony
- Parking: 1 car private carport beneath unit
- Community swimming pool

NEARBY ATTRACTIONS

Short walk to:

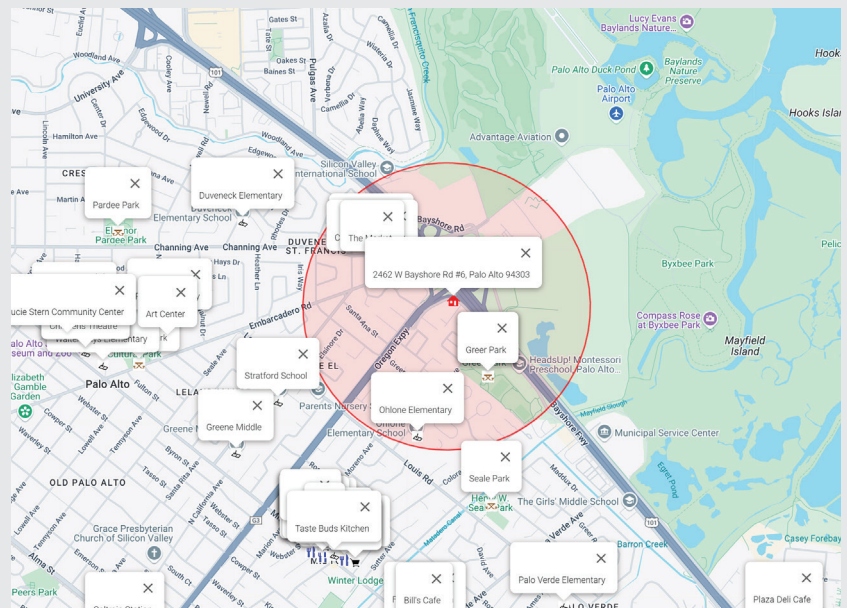
- Edgewood Shopping Center
- Starbucks
- House of Bagels
- The Market
- Chef Zhao Kitchen
- Greer Park

Short bike ride to:

- Walgreens Pharmacy
- Mike's Diner
- Round Table Pizza
- Indochine
- Baskin-Robbins
- Teaspoon
- Safeway
- High-tech employers: Google, Meta, etc.

Moderate walk to:

- Byxbee Park(Baylands)
- Seale Park
- Midtown Shopping Center
- Como Esta Taqueria
- Sancho's Taqueria
- Subway
- CVS

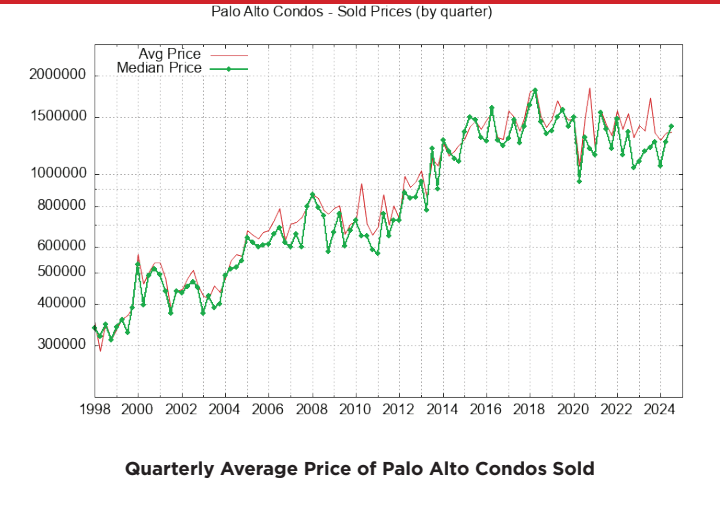


*Red circle marks 0.5 miles around 2462 W Bayshore Rd #6, Palo Alto 94303

LOCAL REAL ESTATE TRENDS

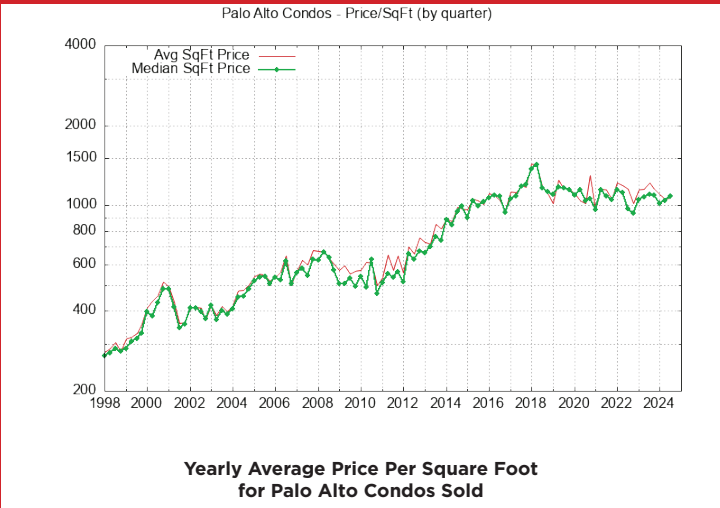
Average and Median Home Price of Palo Alto Condos Sold

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.



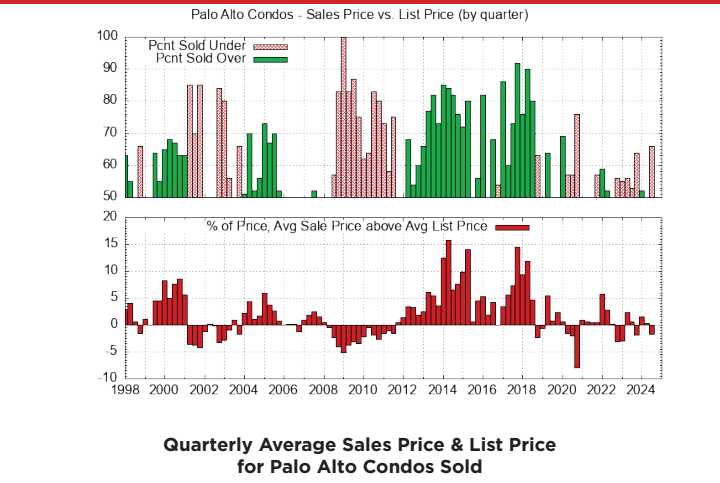
Price Per Square Foot for Palo Alto Condos Sold

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.



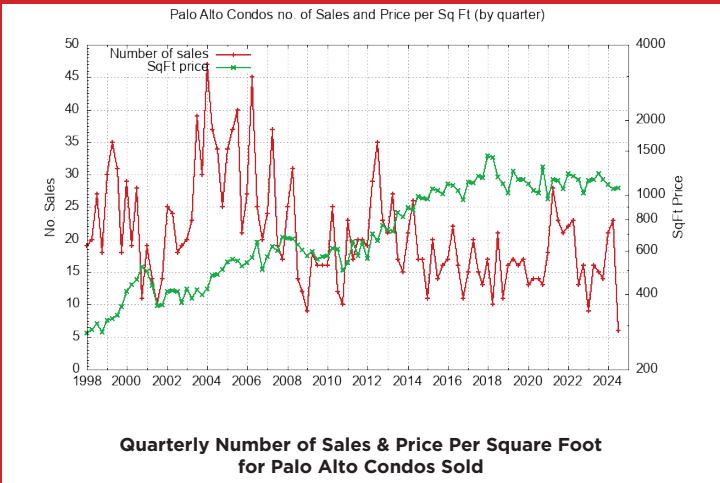
Sales Price vs. List Price for Palo Alto Condos

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.







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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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Over 30 Years of Experience in 30+ Silicon Valley Cities