

HOME & REAL ESTATE

Friday, April 25, 2008

NEW REAL ESTATE
WEB SITE
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- Sales at a glance, page 4
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- Complete Open House Guide, page 16

Home Front

BRIGHTEN THE YARD? ...

The De Anza Chapter of the American Rhododendron Society will hold a plant sale on **Saturday, April 26**, from 9 a.m. to 3 p.m. (or until the last plant is sold). The sale is at State and Main streets, Los Altos (near the Citibank building at 130 Main St.). Plants may include the fragrant Mad-denii series rhododendrons.

BEST CITRUS ...

Master Gardener Nancy Garrison will teach a class called "Best Citrus for the San Francisco Bay Area" on **Saturday, April 26**, from 10:30 a.m. to 12:30 p.m. at Common Ground Educational Center, 559 College Ave., Palo Alto. The class will cover common citrus — mandarins, oranges, lemons and limes — as well as citrons, kumquats, Bouquet de Fleurs and Calamondin. Fee is \$27. For information, visit www.commongroundinpaloo.org or call 650-493-6072.

DRIP VS. SPRAY ...

Horticulturist Frank Niccoli, owner of The Village Gardener, will teach a class on "Drip Irrigation" on **Saturday, April 26**, from 2 to 4 p.m., at Common Ground Educational Center, 559 College Ave., Palo Alto. Fee is \$27. For information, visit www.commongroundinpaloo.org or call 650-493-6072.

TINY TREASURES ...

The Kusamura Bonsai Club will
(continued on page 4)

Send notices of news and events related to real estate, interior design, home improvement and gardening to Home Front, Palo Alto Weekly, P.O. Box 1610, Palo Alto, CA 94302, or e-mail cblitzer@pawebly.com. Deadline is Tuesday at 5 p.m.

Midpeninsula Home & Real Estate is published every Friday by the Palo Alto Weekly and the Almanac, P.O. Box 1610, Palo Alto, CA 94302, 326-8210. It circulates by mail to 50,000 homes from Woodside to Los Altos, as well as through local real estate offices.

'Country Elegance' in Woodside

Filoli flower show honors builder's vision of rustic charm

by Alexander Papoulias



Floral arranger Alice Tung checks out the flowering pink azaleas in her Mountain View backyard, anticipating using some for her Filoli flower show arrangement in early May.

David Cenzer

“I love working with orchids because of the variety, and because they’re a hearty flower that will last in an arrangement for a few days. Rhododendrons and azaleas are in season now though, so I’ll have to see what’s available before I start my arrangements,” Alice Tung of Mountain View said as she surveyed her backyard garden.

Tung will be among more than 100 amateur and professional floral designers, children and flower enthusiasts who will be participating in this year’s flower show at Filoli in Woodside May 8 to 11. “Country Elegance” is both the title and theme of Filoli’s 20th annual flower show. The four-day event is meant to evoke its original owner’s vision of Filoli as a rustic, though refined country estate, and designers from San Francisco to Carmel will contribute floral and table-setting art.

Karen Flores of Woodside, who began taking flower-arranging classes at Filoli 10 years ago quickly developed a passion for the art as a creative outlet.

“I had been doing gardening for some time, but eventually I wanted to bring some of that work inside. I started taking classes at Filoli with Anne Patrick, who still teaches beginning to advanced classes there, and soon after I became a volunteer flower arranger at Filoli,” Flores said. She is also an active member of the Woodside-Atherton Garden Club.

These days Flores is an instructor herself, teaching a class at Filoli called “Family Fun with Flowers,” which is designed to be taken by a parent-child team.

“We have kids as young as 4 come to the class with a parent. The teams all start with the same materials, and it’s up to them to go in whatever creative direction they choose. The younger kids sometimes aren’t as motivated or focused as others but they always wind up having fun,” she said.

This year will be the fourth May flower show for Flores, and the second for the Brownie troop her twin daughters belong to. The group of 6- to 8-year-olds will contribute their designs fashioned around the theme with materials they select from flower markets, as well as those they grow in their home gardens.

“We usually start with the containers. With this year’s theme in mind, we’ll likely use vases and jars that look weathered and used. We’ll be going for *rustic*, keeping in mind that rustic doesn’t necessarily mean sloppy or plain,” she said.

With a similar approach, though far

(continued on page 3)

'Country Elegance'

(continued from page 1)

different in style, Tung will begin her designs as soon as she knows what materials the market will bear two or three weeks prior to the show.

"I like to begin a design when I know what the flower markets will have for me to work with. I like to work with unusual plants, so I grow many of them myself here at home. Usually I begin with the theme and work from there," Tung said.

A student of ikebana, the traditional Japanese floral-design style that emphasizes spare compositions and balance of space, Tung tends to bring a combination of Western and Eastern styles to her designs.

"I started doing floral design 20 years ago when my kids would go off to school, and I got some quiet time on my own. I started studying flower-arranging because I've always loved doing things with my hands, and I found it to be a kind of natural stress release," she said.

"With ikebana, you can really see the individual lines and shapes in a

design, whereas Western flower art is usually more about size and abundance. I enjoy the freedom of being able to blend the two as I like," she said. Tung began her own business, which she named Floribana — a combination of the words flower and ikebana — and designs floral arrangements for weddings and other events.

"For me, it's important to have something as my starting point, so a theme is helpful. Next, I start the design with one piece: a flower, a branch. Then I design the arrangement around that central piece to create a kind of harmony or balance of shapes and colors," Tung said.

Although she won't know exactly what types of flowers will go into her designs until just before the event, Tung has already worked out one detail she hopes will make her pieces stand out.

"I have a friend in Santa Rosa who has oak trees on his property. The branches have this delicate green moss that hangs down in sheets, kind of like cobwebs. He's going to let me take down some thin branches to use in my arrangements," she said.

"The theme is 'Country Elegance' after all. Sticks in a jar is pretty country, so the trick is going to be to create something elegant out of something rustic," she added.

In addition to the arrangements on display, the event will feature lectures on gardening and floral design, as well as photos and interactive displays highlighting the "Bourn era" at Filoli between 1915 and 1936.

The Bourns were prominent San Franciscans whose major source of wealth was the Empire Gold Mine in Grass Valley. William Bourn was also the owner and president of the Spring Valley Water Company, which included Crystal Springs Lake and its surrounding lands. He chose the southern end of the lake as the site for his estate, and with the help of the celebrated San Francisco architect and longtime friend Willis Polk, Filoli was built between 1915 and 1917. ■

Editorial Intern Alexander Pappoulas can be e-mailed at apappoulas@paweb.com

For more Home and Real Estate news, visit www.paloaltoonline.com/real_estate.



David Genzer

Above, Pink azaleas from her back yard are being considered for Alice Tung's Filoli arrangement this year. Right, an earlier Filoli flower show included this dining-room arrangement.



Bob Mitchell

What: Country Elegance, Filoli flower show

When: Thursday, May 8 through Sunday, May 11

Events: Opening Night reception May 8, 5:30 to 8 p.m. (\$85 non-members, \$75 members, \$200 pa-

tron); Flower Show May 9-11, 10 a.m. to 3:30 p.m. (\$25 non-members, \$20 members, \$10 children 5-17 years old, free for children under 5); Flower Show Teas May 9-10 (\$65 non-members, \$55 members, \$35 children 17 years and younger);

gourmet boxed lunch May 9-11, 11 a.m. to 2 p.m. (\$25 adults, \$15 child).

Where: Filoli, 86 Canada Road, Woodside

Info: Call 650-364-8300 or visit www.filoli.org.

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SALES AT A GLANCE

East Palo Alto
 Total sales reported: **3**
 Lowest sales price: **\$390,000**
 Highest sales price: **\$720,000**

Los Altos
 Total sales reported: **1**
 Lowest sales price: **\$1,550,000**
 Highest sales price: **\$1,550,000**

Los Altos Hills
 Total sales reported: **1**
 Lowest sales price: **\$1,990,000**
 Highest sales price: **\$1,990,000**

Menlo Park
 Total sales reported: **3**

Lowest sales price: **\$375,000**
 Highest sales price: **\$680,000**

Mountain View
 Total sales reported: **3**
 Lowest sales price: **\$385,000**
 Highest sales price: **\$1,350,500**

Palo Alto
 Total sales reported: **10**
 Lowest sales price: **\$775,000**
 Highest sales price: **\$1,550,000**

Redwood City
 Total sales reported: **10**
 Lowest sales price: **\$440,000**
 Highest sales price: **\$1,245,000**
 Source: California REsource

Navarro for \$600,000 on 3/28/08; previous sale 8/22/1983, \$85,000

Los Altos
739 College Court S. & I. Varshavsky to W. Zhou for \$1,550,000 on 4/01/08; previous sale 12/19/2001, \$900,000

Los Altos Hills
10371 Berkshire Drive Read Trust to G. & W. Davis for \$1,990,000 on 4/04/08

Menlo Park
839 14th Ave. J. Fenimore to S. Cecil for \$680,000 on 4/02/08; previous sale 10/30/2001, \$420,000
1231 Hollyburne Ave. S. Fleming to M. Jimenez for \$375,000 on 3/27/08
283 Terminal Ave. Deutsche Bank to Y. Tian for \$430,500 on 3/28/08; previous sale 11/22/2004, \$610,000

Mountain View
938 Clark Ave. #45 C. & L. Miller to Y. Zhou for \$570,000 on 4/01/08; previous sale 8/31/2001, \$370,000
255 Easy St. #12 A. Gore to H. Sakoda for \$385,000 on 4/02/08; previous sale 5/21/1998, \$168,000
281 Mercy St. F. & A. Forgy to C. Seltzer for \$1,350,500 on 4/01/08; previous sale 12/01/1997, \$410,000

Palo Alto
3652 Arbutus Ave. M. & J. Alvarado to C. Liao for \$1,550,000 on 4/03/08; previous sale 3/20/2006, \$1,400,000
4201 Juniper Lane #B Western Pacific Housing to N. Xu for \$1,010,000 on 4/01/08
4201 Juniper Lane #D Western Pacific Housing to Q. Tian for \$1,128,500 on 4/01/08
4201 Juniper Lane #G Western Pacific Housing to Lin Trust for \$1,156,000 on 4/01/08
4201 Juniper Lane Western Pacific Housing to S. & J. Lee for \$1,020,500 on 4/01/08
320 Palo Alto Ave. #A2 L. Colero to G. Rosendale for \$775,000 on 4/04/08; previous sale 11/19/2004, \$545,000

4248 Rickey Way Western Pacific Housing to S. Greenberg for \$990,500 on 3/27/08
4248 Rickeys Way #G Western Pacific Housing to S. Chin for \$1,021,500 on 4/01/08
4248 Rickeys Way #H Western Pacific Housing to T. Chang for \$1,032,000 on 4/01/08
4248 Rickeys Way #P Western Pacific Housing to W. & W. Chen for \$940,000 on 4/01/08

Redwood City
1206 Allerton St. S. Boschetti to R. Boschetti for \$667,000 on 3/27/08
4000 Farm Hill Blvd. #310 Cade-martori Trust to E. Snodgrass for \$440,000 on 03/28/08; previous sale 8/13/1998, \$216,500
2930 Jefferson Ave. S. & F. Westerveld to J. Derksen for \$675,000 on 3/31/08; previous sale 4/29/1968, \$29,000
370 Meridian Drive B. Diller to H. Shim for \$820,000 on 02/28/08; previous sale 8/19/1996, \$311,000
802 Newport Circle Sobotka Trust to C. & M. Bedi for \$1,020,000 on 3/27/08; previous sale 7/23/1998, \$498,000
1013 Rockport Ave. A. Pal to R. Gupta for \$1,160,000 on 03/28/08; previous sale 5/31/2000, \$941,000
549 Santa Clara Ave. H. & S. Troesch to P. Headland for \$1,245,000 on 3/27/08; previous sale 7/14/2000, \$1,060,000
3347 Spring St. J. Curincita to E. Anzelc for \$540,000 on 3/28/08; previous sale 12/19/1986, \$151,000
2361 Vera Ave. A. & C. Kertz to G. Hurwitz for \$840,000 on 4/02/08; previous sale 10/11/2005, \$500,000
1701 Whipple Ave. Siebert Trust to C. & P. Thompson for \$1,170,000 on 3/28/08; previous sale 1/31/2006, \$1,065,000

BUILDING PERMITS
Palo Alto
2791 Emerson St. L. & E. Demeo, bathroom remodel with new shower, toilet and vent, \$9,500
446 Ruthven Ave. Nordlinger,

Home front

(continued from page 1)

host its 48th annual Bonsai Show on **Saturday, April 26**, from noon to 5 p.m., and **Sunday, April 27**, from 11 a.m. to 5 p.m. at the Mitchell Park Community Center, 3800 Middlefield Road, Palo Alto. Admission is free to the exhibit and sale. Demonstrations include guest artist Bob Hilvers, curator of the Bonsai Collection at the Clark Center for Japanese Art and Culture in Hanford, Calif., on Saturday at 1:30 p.m. and club members Sandy Planting and Jim Ransohoff on Sunday at 1:30 p.m. For information, visit www.gsbf-bonsai.org/kusamura.

CB TOUTS AGENTS ...
 Four local agents — Tom LeMieux, Hugh Cornish, Ginny Kavanaugh and Hannah Shacham — were acknowledged by Coldwell Banker Northern California as among the top 1 percent in national sales. LeMieux's team ranked No. 2 in Northern California sales, with \$147 million in transactions last year, bringing career sales to \$1 billion. Cornish, Kavanaugh and Shacham ranked in the top 10 for Northern California individual sales, with \$74 million, nearly \$73 million and \$120 million in sales last year respectively. Shacham also hit the \$1 billion mark for career sales, according to a news release. In addition, Palo Alto agents Lan Bowling and Brendan Leary and Menlo Park agents Erika Demma, Keri Nicholas and Maya Sewald were ranked among CB's top 1 percent in Northern California for 2007. ■

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HOME SALES

Home sales are provided by California REsource, a real estate information company that obtains the information from the County Recorder's Office. Information is recorded from deeds after the close of escrow and published within four to eight weeks.

East Palo Alto
107 Azalia Drive Residential Funding to T. Orozco for \$390,000 on 3/27/08; previous sale 7/18/2006, \$700,000
278 Donohoe St. J. & S. Klahr to K. & V. Brewster for \$720,000 on 3/31/08; previous sale 3/12/2002, \$499,000
12 Kirkwood Court N. Bostic to F.

Y

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All the best,
 Ann Griffiths

Questions or comments?
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Common landscaping errors

... and suggestions for avoiding them

by Kit Davey

If you want an attractive front yard that enhances your home and reflects your creativity, avoid these common landscaping errors:

- Straight walkways and planting beds. A ruler-straight walkway leading directly to your front door with planting beds running parallel to your home's foundation is just plain boring! A curving walkway provides more visual interest and softens the boxy shape of your home and property. Planting beds with curved borders gently guide the eye around the yard and look more natural and inviting.

- No theme. Plunking plants in the ground without consideration for how they will look next to each other, or without considering the soil and lighting environment they prefer is guaranteed to give your garden a choppy look and plants that will not thrive. (One of the least attractive yards I've seen had tall palm trees planted next to several pine trees and a handful of rose bushes. Yikes!)

It helps to pick a theme (i.e., Mediterranean, tropical, alpine, herbs, butterfly attracters, etc.), which suits the architecture of your home and the sun exposure of your yard. When you select plants at the nursery, place them next to each other for visual compatibility and carefully read the space and lighting requirements on the tags.

- No color scheme. Some color combinations clash, too many colors can give your yard a cluttered look, and not having enough blooming color can make your yard boring.



Use tried-and-true color schemes. Go monochromatic: select one color and its variations, such as purple, and blend lilac, pale purple and eggplant-colored flowers together. An analogous scheme, one in which you plant related colors, such as yellows, golds, oranges and reds, will give your yard a harmonious feel. A complementary scheme, one in which you select colors opposite each other on the color wheel, such as purple and yellow or blue and orange, will give your yard a more dynamic look.

Remember to select colors that harmonize with your home's paint color. Select plants so that you will have some blooming color during each season.

- Hanging onto scraggly, unhealthy or overgrown plants. Most everyone I know cannot bring themselves to release plants that need to be put out of their misery. Brown leaves, misshapen limbs, and sparse foliage do not add beauty to your landscape. Overgrown junipers and yews planted 35 years ago can dominate your yard and give it a dated look. Remove offenders and replace with appropriate plantings.

- Plants lined up in a row. Although some formal homes call for straight rows of plants, most homes don't. Bushes planted in military-like line-ups look unnatural and rigid. Group or cluster plants, with the tallest toward the rear and those of lesser height in front. Leave a little space between groupings and plant a ground cover to unite them. Repeat combinations throughout the yard so that there is an overall cohesion. Place yard ornaments, such as bird baths or sundials amongst one or two of the groupings.

- Shrubs and trees blocking passage. Do you have to turn sideways to pass through parallel hedges on your front walk? Do you have to duck to avoid low branches on your

way to your front door? Your home will look more inviting and well-maintained if you trim overgrown shrubs.

- Dangerous walkways and paths. Repair uneven sections of cement and loose bricks. You'll make it safe for your visitors and your yard will look well-maintained.

- A cluttered front porch. Keep your entry simple and inviting. Stash kids' toys and gardening supplies; remove spent potted plants and make sure your welcome mat is fresh-looking. If you have space for furniture, use solid wood or heavy metal furnishings — keep plastic or aluminum furniture for back-yard use.

- House number problems. I hate it when I can't find a house because the numbers can't be read from the street! Place your house numbers in one or two prominent locations. House numbers in italic type or placed in a stair-step fashion are passe. Invest in large-sized (five-inch to eight-inch) numbers and position them horizontally or vertically — diagonal placement is *out!*

- No personality. A professionally designed and installed landscape can still look dull. The gardens I appreciate most have sparkle and creative touches — they express the character of the inhabitants. Display a sculpture piece or ornament, place one or two unusual plants in your yard, or arrange some antique furniture on your front porch.

- Covering vast expanses of yard with red lava or white quartz rocks. Trust me on this one. If you have this kind of material in your yard, get rid of it, and if you're thinking of putting it in, don't! ■

Kit Davey, Allied Member, ASID, specializes in re-design, staging, design consulting and professional organizing. E-mail her at KitDavey@aol.com, call her at 650-367-7370, or visit her Web site at www.AFreshLook.net.

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MOUNTAIN VIEW

746 MOUNTAIN VIEW AVENUE \$1,585,000
Elegant new custom built home w/2800+SF. This 4BR/3.5BA home includes: formal living room, sep. dining room, & 2 master suites. Open floor plan, kitchen w/granite countertops.

▼ OPEN SUNDAY, 1:30-4:30

LOS ALTOS

1520 MONTEBELLO OAKS. \$3,569,000
Situating on a cul-de-sac, this brand new home has 5BR + an office, 6.5BA, luxurious master suite, full sauna, sep. au-pair qtrs, library, 2 game rooms, theater, wine cellar.

253 FREMONT AVENUE \$3,195,000
Gated estate situated on an approx. 37,600 sq.ft.lot. Remodeled with 3BR/2.5BA, formal living room, dining room, kitchen w/granite counters. Backyard includes sep. quest house, pool w/water fall, sprawling lawns, fruit trees, 2-car garage + room for additional garages.

980 MIRAMONTE AVENUE \$1,597,000
Custom designed, city approved construction plans for 8,009 sq.ft. w/exceptional attention to details throughout including guest house w/approx 408 sq.ft., basement w/light well, pool & spa. Lot size approx. 20,000 sq.ft.

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VIEWS OF THE BAY \$3,295,000
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SALE PENDING

LOS ALTOS

MISSION STYLE HOME \$3,335,000
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SALE PENDING

PALO ALTO

CLASSIC 2-STORY \$2,175,000
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Rooms with a view!



Finding room for the Lacanche range was no problem in this huge kitchen, with its eating area overlooking the Bay, designed by Shelley Gordon, San Francisco.

Carol Blitzer

Textures — and sheer size — draw oohs and aahs as one enters the “Palace by the Bay,” a home built in 1905, then later customized for the Queen of Romania in 1915.

Much has been updated and modernized for the 2008 San Francisco Decorator Showcase, when dozens of designers show off their ideas, April 26 through May 26. The four-story, Italianate-style home in Pacific Heights offers 16,000 square feet, including a roof garden with a San Francisco Bay view — and an outdoor kitchen.

From the reception hall that runs the full width of the house to the modern, basement media room, designers display this home at its creative best. Many rooms feature high ceilings, either coffered, faux-painted or perhaps wallpapered (don't miss the Library with its “weathered walls” by Maya Romanoff), inlaid floors and unusual furniture choices (check out the 1960s Italian bar in the Sitting Room).

The show house is a fundraiser for University High School in San Francisco, to date raising nearly \$10 million. ■

— Carol Blitzer



Shirley Robinson's rug is a hand-painted trompe l'oeil Oriental carpet by Robinson Finishes, San Francisco.

Carol Blitzer



Kathleen Navarra Design Co., San Francisco, cut out the corners on the dark chocolate rug to better display the inlaid floor motif.

Carol Blitzer

What: 2008 San Francisco Decorator Showcase

When: April 26 to May 26, Tuesdays through Sundays and Memorial Day; 10 a.m.-3 p.m. on Tuesday, Wednesday, Friday and Saturday; 10 a.m. to 7 p.m. on

Thursday; 11 a.m.-4 p.m. on Sunday
Where: 2820 Scott St., San Francisco
Tickets: \$30 general, \$25 seniors; group rates available
Info: Call 415-447-3115 or visit www.decoratorsshowcase.org.

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Premises:

- +/- 27,042 square foot lot
- 715 Altos Oaks Drive: +/- 2,670 SF building
- 727 Altos Oaks Drive: +/- 2,860 SF building

Price:

- 715 Altos Oaks Drive: \$2,200,000
- 727 Altos Oaks Drive: \$2,350,000

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MENLO PARK | 4BR | 3BA
2460 SHARON OAKS DR \$1,195,000
 Fabulous twnhse in Shraon Hgts. Remod. Kit, hrwd flrs, new crpt., 3 full baths, 2 car gar. + private patio. Conv. to shops, trans. schools & Stanford.
 Arvada Darnell 650.325.6161



PALO ALTO | 4BR | 3BA
2707 GREER RD \$1,295,000
 Secluded on lush 7000+ sf lot (approx.) Uniquely remod. & expanded 2 master suites & office. Flex floorpln. 2-car gar. New paint & carpet. Skylts,A/C.
 Suzanne Jonath 650.325.6161



PALO ALTO | 3BR | 2BA
365 FOREST #4A \$1,050,000
 Spacious single flr. end unit. 4 balconies, 3rd BR office or den. Hwd flrs & carpeting in BRs. 2-car pkg, Unique architecture details-very private.
 Leannah Hunt & Laurel Robinson 650.325.6161



PALO ALTO | 1BR | 1BA
545 FULTON ST \$699,000
 Quiet & desirable neighborhood. Located on a tree-lined street in the heart of downtown. Light & bright condo with modern convenience & style.
 Amy Sung 650.328.5211



MOUNTAIN VIEW | 2BR | 1BA
1088 WASHINGTON ST \$729,000
 Charming home with wonderful garden retreat. Surprisingly large for a 2/1. Rare home, must be seen. Do not miss! Please call for details.
 Siobhan O'Sullivan 650.324.4456



ATHERTON | 2BR | 1BA
9 PARK DRIVE \$1,395,000
 Located in the heart of Atherton, this storybook home features hardwood floors, lovely built-ins, delightful kitchen & cozy breakfast nook.
 Keri Nicholas 650.323.7751

◆ Indicates Home Will Be Open Saturday ▲ Indicates Home Will Be Open Sunday ◆▲ Indicates Home Will Be Open Saturday & Sunday

ATHERTON

◆▲ **2 MOUNT VERNON LN** \$6,795,000
 6 BR 4 BA Fantastic New England style hm, approx. 8000 SF.
 Elaine & Brigid 650.324.4456

◆ **REBILT-NEW-FR. LGMSTR. POOL** \$4,239,000
 3 BR 3.5 BA Bright & Spacious w/wood flrs, open kitchen.
 Joe Parsons 650.323.7751

◆▲ **156 BURNS AVE** \$2,995,000
 5 BR 3 BA Ranch Style Appeal. Renovated kitchen, den, rec rm.
 John & Janet Dore 650.324.4456

▲ **5 CARRIAGE CT** \$1,750,000
 3 BR 2.5 BA Stunning townhouse with great Western Hills views.
 Carla Priola-Anisman 650.851.2666

▲ **2101 CLAYTON DR** \$1,699,000
 3 BR 4 BA 2nd chance! Price reduced \$96,000! Approx 3000 SF!
 Steve Bellumori 650.324.4456

◆▲ **504 OKEEFE ST** \$1,590,000
 4 BR 3 BA Beautiful Craftsman home in the Willows!
 Mandana Nejad/Pablo Pinedo 650.325.6161

▲ **1242 HOOVER ST** \$1,495,000
 3 BR 2.5 BA European charm w/uncompromised luxury. Downtown MP.
 Lyn Jason Cobb/Matt Holder 650.324.4456

▲ **1123 PINE ST** \$1,395,000
 Wonderful updated Duplex near downtown Menlo Park.
 Lyn Jason Cobb/Matt Holder 650.324.4456

◆▲ **524 SAND HILL CIR** \$1,285,000
 3 BR 2.5 BA Expansive golf crs view from custom designed deck.
 Deanna Tarr 650.324.4456

◆▲ **652 SAND HILL CIRCLE** \$1,250,000
 3 BR 2.5 BA Extra large, end unit townhouse. 2 fireplaces.
 Deanna Tarr 650.324.4456

▲ **1155 MERRILL ST #202** \$1,199,000
 3 BR 2 BA Stylish 6-yr-old downtown condo. MP schools.
 Doug Willbanks 650.324.4456

◆▲ **459 UNIVERSITY AVENUE** \$1,195,000
 3 BR 2 BA Sunny home with large master ste, wood floors & FP
 Hossein Jalali 650.323.7751

◆▲ **SPACIOUS, LIGHT FILLED HM** \$1,150,000
 3 BR 2 BA Double pane windows on tree lined st. Open layout.
 Zita Macy 650.328.5211

▲ **1003 PEGGY LANE** \$1,000,000
 3 BR 2 BA Completely charming home in beautiful condition.
 Jackie Cople 650.324.4456

▲ **48 LOYOLA AVE** \$998,000
 3 BR 2.5 BA Stunning Tri-level Mediterranean Style Villa.
 Doug Gonzalez 650.324.4456

▲ **1518 SAN ANTONIO AVE** \$939,000
 3 BR 2.5 BA Updated home near downtown Menlo park.
 John Nelson 650.324.4456

◆ **1362 LATHAM ST** \$896,500
 3 BR 1 BA A great location, only 4 blocks. Garrett Mock 650.328.5211

◆ **REMODELED HOME** \$780,000
 3 BR 2 BA Remodeled Home. New kitchen and baths.
 Garrett Mock 650.328.5211

▲ **1173 FARLEY ST** \$723,000
 3 BR 2 BA Great Mt. View Location, 2 car garage.
 Greg Stange 650.325.6161

▲ **1921 ROCK ST, UNIT 4** \$499,000
 2 BR 1.5 BA Stunning new kitch & mstr bath. For sale or lease.
 Geraldine Asmus 650.325.6161

▲ **255 S. RENGSTROFF AVE #84** \$349,000
 1 BR 1 BA Spacious and bright top floor unit with upgrades!
 DiPali Shah 650.325.6161

EAST PALO ALTO

◆▲ **1123 CAMELLIA DR** \$628,888
 4 BR 3.5 BA Beautifully restored Historic RWC Craftsman.
 Wada Kumar 408.996.0100

◆ **1 OF BEST EPA LOCATIONS!** \$439,950
 3 BR 3.5 BA Shows beautifully! This 1 is not to be missed!
 Wendi Selig-Aimonetti 650.328.5211

PALO ALTO

◆ **STATELY MEDITERRANEAN** CALL FOR PRICE
 4 BR 4 BA Situated on nearly 3/4 ac. Beautifully expanded.
 Nancy Goldcamp 650.325.6161

◆ **PRESTIGIOUS OLD PALO ALTO** \$6,595,000
 5 BR 2 full BA + 2 half Large lg. lot on one of PA's best streets
 Sharon Witte 650.325.6161

◆▲ **780 SEALE AVE** \$4,200,000
 6 BR 5 BA Spectacular home completed in '01 spans 4,689+sf
 Alan Loveless 650.325.6161

◆ **NEW CONSTRUCTION** \$3,950,000
 5 BR 4 BA Stunning Craftsman in Old PA!
 Mandana Nejad 650.325.6161

◆▲ **655 KINGSLEY AVE** \$3,600,000
 5 BR 4.5 BA Villa set upon 3 levels. Imported Spanish finishes
 Mandana Nejad/Pablo Pinedo 650.325.6161

▲ **505 N. CALIFORNIA AVE** \$2,995,000
 5 BR 4 BA Stunning Early CA/ Spanish home; classic LR & DR.
 Sarah Elder 650.324.4456

◆▲ **2000 BRYANT ST** \$2,550,000
 3 BR 2 BA New price. One of Old PA's most sought-after loc.
 Tim Trailer 650.325.6161

◆▲ **855 CHIMALUS DR** \$2,395,000
 5 BR 3 BA Large yard, bonus room, remodeled kitch, hdwd flrs
 R. Brendan Leary 650.325.6161

◆▲ **STUNNING PENTHOUSE** \$1,995,000
 3 BR 3 BA 13th floor unit with great views. Walk to PA & MP
 Ann Griffiths 650.325.6161

LOS ALTOS

◆▲ **140 MERRITT RD** \$3,095,000
 4 BR 3 BA Single level house about 3000sf close to downtown.
 Julie Lau 650.325.6161

◆▲ **411 LOS NINOS WAY** \$2,988,000
 4 BR 4.5 BA North Los Altos Contemporary.
 Kathy Horvath 650.324.4456

▲ **1695 MILLER AV** \$2,595,000
 4 BR 2.5 BA Extraordinary quality & gourmet kitchen
 Owen Halliday 650.325.6161

▲ **390 HACIENDA CT** \$1,995,000
 4 BR 2 BA Sought after cul-de-sac location. Top schools.
 Zach Trailer 650.325.6161

◆▲ **656 PALM AVE** \$1,895,000
 3 BR 2 BA Updated craftsman. House 3/2 with large cottage.
 Leslie Pappas 650.325.6161

LOS ALTOS HILLS

◆▲ **13709 LA PALOMA RD** \$3,795,000
 3 BR 3.5 BA + den. Great loc near school. Serene elegance, pool
 Leannah Hunt & Laurel Robinson 650.325.6161

MOUNTAIN VIEW

◆▲ **BRIGHT & STYLISH** \$949,000
 4 BR 2.5 BA Detached Single Family, 2-story. Open floor plan.
 Lan L. Bowling 650.328.5211

◆▲ **846 WARREN WAY** \$1,895,000
 4 BR 3 BA Beautifully Renovated Home has Two Master Suites.
 Lan L. Bowling 650.328.5211

◆▲ **3132 FLOWERS LANE** \$1,698,000
 5 BR 2.5 BA Beautifully updated, exquisitely landscaped home.
 Gwen Luce 650.324.4456

◆▲ **TRI PLEX IN OLD PALO ALTO** \$1,695,000
 2 BR 1 BA Lg 2/1 SFH, two 1-bd units, and 3 car garage.
 Susie Dews & Shena Hurley 650.325.6161

▲ **750 HOLLY OAK DR** \$1,675,000
 4 BR 2 BA Remod. Atrium plan-smashing fam-kit. Move-in cond.
 Leannah Hunt & Laurel Robinson 650.325.6161

◆▲ **102 TENNYSON AVE** \$1,498,000
 3 BR 2 BA Move-in condition. Walter Hays dist. Rm to expand!
 Tasneem Fatima 650.325.6161

◆▲ **3753 STARR KING CIR** \$1,450,000
 3 BR 2 BA 1600sq.ft. Fully remodeled, beautiful!
 Ryan Ozubko 650.325.6161

◆▲ **4125 AMARANTA AVE** \$1,295,000
 3 BR 3 BA Move-in condition. One of Barron Parks best tree lined streets.
 Tim Trailer 650.325.6161

◆▲ **637 LYTTON AV #7** \$860,000
 2 BR 2 BA Sharp downtown condo! Updated. 2 parking spaces.
 Jin Chen 650.324.4456

▲ **380 EVERETT AVE** \$799,000
 2 BR 2 BA Beautifully remodeled condo. New wood floors.
 Rod Creason 650.325.6161

◆▲ **765 SAN ANTONIO RD #66** \$665,000
 2 BR 2 BA Remodeled condominium in the Greenhouse II complex
 J. Fyten/B. Van Randall 650.324.4456

PORTOLA VALLEY

◆▲ **227 MAPACHE DR** \$3,995,000
 3 BR 2.5 BA
 Ginny Kavanaugh 650.851.1961

▲ **40 IROQUOIS TRAIL** \$3,275,000
 4 BR 3.5 BA On over an acre-fully landscaped w/ black bottom pool.
 Erika Demma 650.851.2666

▲ **15 JOAQUIN RD.** \$2,195,000
 4 BR 3 BA In Tahoe-like setting w/gracious gardens and pool.
 Francis Hunter 650.851.2666

▲ **221 VISTA VERDE WY** \$1,679,000
 3 BR 2 BA 1st OPEN!
 Celeste Henzel 650.851.1961

◆▲ **264 LA CUESTA DRIVE** \$1,398,000
 4 BR 2.5 BA Privacy & nature surround you in this Ladera Home.
 Karen Fryling & Rebecca Johnson 650.323.7751

▲ **346 WAYSIDE RD** \$1,376,500
 2 BR 2 BA Enchanting acre with winding paths. landscaped home.
 Jean Isaacson 650.851.2666

◆▲ **302 SUMMIT DRIVE** \$1,799,000
 4 BR 3 BA Remod w/fr, lg mstr, wood flrs & great patio.
 Valerie Trenter 650.323.7751

▲ **1094 EDEN BOWER LN.** \$1,649,000
 3 BR 2 BA Beautifully remod. Gardens, patios, level bkyrd.
 Sally Lau 650.851.2666

▲ **541 MONTWOOD CI** \$1,249,500
 3 BR 2 BA + office. Pristine condition! Near Atherton.
 Tom Stafford 650.851.2666

◆▲ **80 COLUMBIA AV** \$589,000
 2 BR 1 BA Vintage cottage. FR can be used as 3rd BR.
 Amelia Middel 650.324.4456

◆▲ **4062 FARM HILL BLVD. 7** \$539,000
 2 BR 2 BA Views, Views, Views updated. Kit & BA crwn mldg.
 Christina Nguyen 650.323.7751

REDWOOD CITY

◆▲ **45 ROBERTA DR.** \$7,450,000
 4 BR 3.5 BA Quiet retreat recently remodeled on approx. 4 acres.
 Holly Stockman 650.851.2666

▲ **107 ALTA MESA RD** \$2,800,000
 3 BR 2 BA + cottage. Updtd WDS Glens hm on nearly 1-half ac.
 Deborah Kehrberg 650.851.2666

◆▲ **148 ALTA VISTA RD** \$2,495,000
 4 BR 3.5 BA Central Woodside Craftsman home. Near town.
 Karen Gunn 650.324.4456

▲ **60 RANCH RD.** \$1,995,000
 4 BR 3 BA Completely updated country craftsman. Must see!
 Judi Kiel 650.851.2666

▲ **1300 BEAR GULCH RD.** \$1,950,000
 3 BR 2 BA 3+ ac parcel w/verdant vws. Min. to Wunderlich Pk.
 Lisa Kazanjian 650.851.2666

◆▲ **5 STADLER DR.** \$1,949,000
 3 BR 2.5 BA Tranquil 2+ ac retreat w/grt vws & useable land.
 Janis Grube 650.851.2666

▲ **643 WOODSIDE WY** \$1,879,000
 3 BR 2 BA Breathtaking panoramic vws from this charming hme.
 Erika Demma 650.851.2666

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Open Saturday & Sunday 1:30-4:30

2707 Greer Road, Palo Alto
A Delightful Surprise!

Secluded behind an enclosed, lush garden, this uniquely remodeled and expanded Eichler offers a terrific flexible floor plan designed to meet your desires. 4 bedrooms, 3 full remodeled bathrooms, including 2 serene master suites. Convenient and versatile skylit office/bonus room. Inviting open living/dining room features vaulted beamed ceilings, a gas fireplace, and a wall of windows overlooking the enchanting private backyard with mature landscaping, fountain and brick patio. Updated open kitchen boasts granite tile counters. Romantic master suite added in 1997 features beautiful garden views, a walk-in closet and a generous double-headed shower. Attached two-car garage. Air conditioning, forced air heat, mostly double-paned windows, a spa tub and new paint and carpet add to the appeal. Approximately 1719 sq.ft. of living space and approximately 7011 sq.ft lot per county records, buyer to verify.

Offered at \$1,295,000



Suzanne Jonath
International President's Circle
650.752.0736
sjonath@cbnorcal.com
www.2707greer.com



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2460 Sharon Oaks Drive, Menlo Park



OPEN SAT & SUN



- 4 Bedrooms
- 3 bathrooms

Graceful Townhouse in Desirable Sharon Heights

This spacious home provides approximately 2175 square feet of exceptional living space, highlighted by a remodeled kitchen with stainless steel appliances and Caesarstone counters with tile backsplash. Other features include radiant heating, crown molding, recessed lighting, newer hardwood floors and new carpeting. A large living room boasts built-in bookcases and a fireplace. Off the dining area and living room is a lovely patio with new pavers. An updated bathroom is adjacent to the downstairs bedroom, which doubles as a den. The upstairs master suite has restful views of Redwoods. The third and fourth bedrooms are generously sized and share a common bathroom. An attached, finished, two car garage with laundry and built-in cabinets provides convenience and ample storage space. Top Menlo Park schools!

\$1,195,000



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New Listing ~ Nature's Paradise



4144 Wilkie Way, Palo Alto



OPEN SAT & SUN
1-5 PM

Fall in love with this charming 3 bedroom and 2 bath Eichler home in the desirable Charleston Meadows neighborhood of Palo Alto. A gated entry leads through the lushly landscaped courtyard with specimen plants and mature Japanese Maple and Redwood trees to the glass paneled front entry. Inside the house is bright and airy with walls of glass overlooking the rear yard and petite swimming pool. The gourmet kitchen features maple cabinets, Corian counters and newer white appliances. Pergo floors throughout and skylights in the kitchen and bathrooms. This home is conveniently located close to parks and schools and offers much privacy. Don't miss!

House Features:

- 1,318 +/- square feet interior
- 6,400 + square feet lot that is fenced and very private
- Wood burning fireplace in living room with exposed brick
- 1 car carport with extra storage closets and cabinets
- Pool offers both gas and solar heating for efficiency
- Stamped concrete patio and pool decking, brick accented walkways and courtyards
- Security alarm system
- Central radiant heating

Offered at \$1,099,000

www.4144WilkieWay.com
www.davidandcarolineapr.com



David & Caroline

David Chung
Office: 650.543.1058
Cell: 650.302.6027
dchung@apr.com

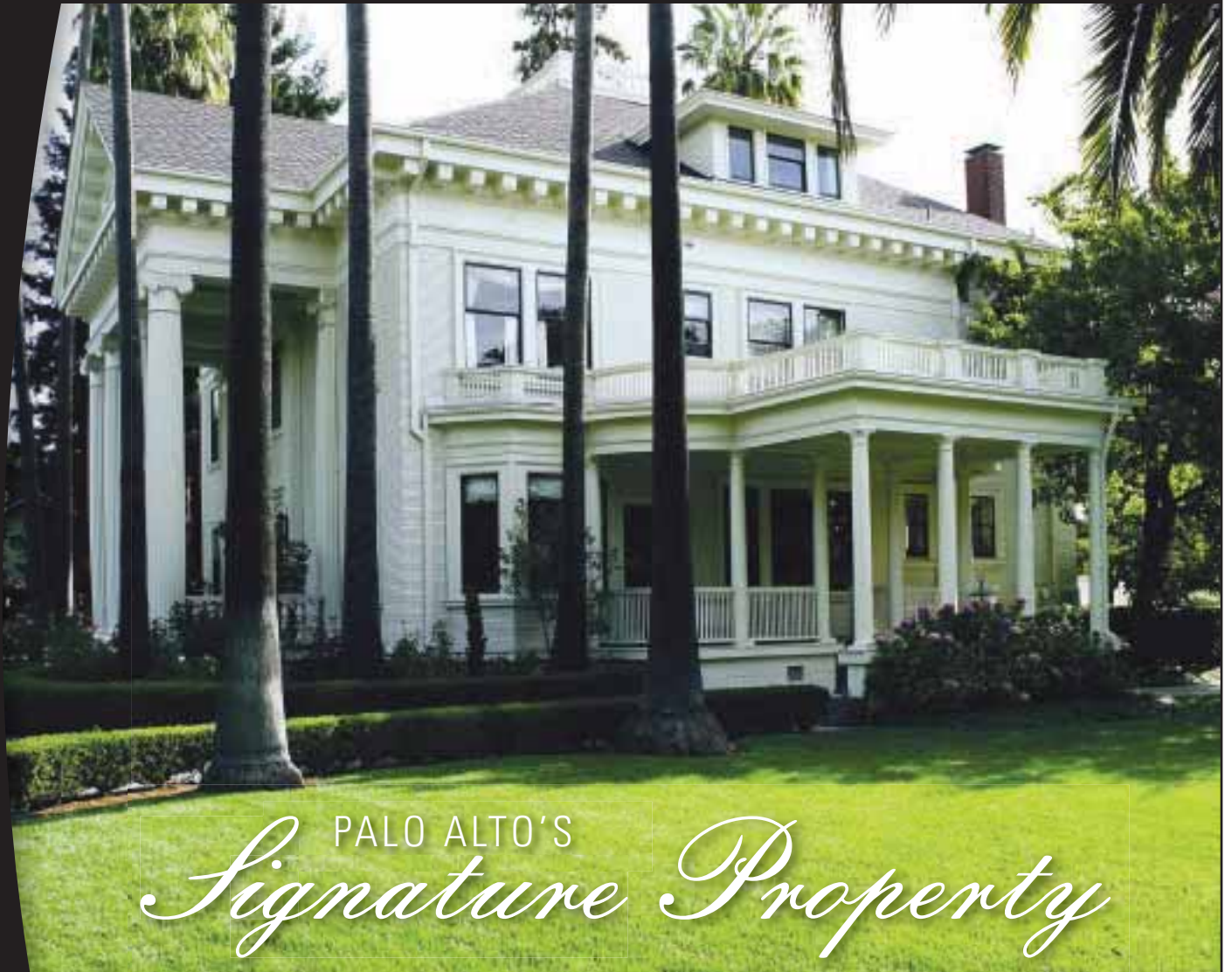
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THE JOHN ADAMS SQUIRE HOUSE



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THE JOHN ADAMS SQUIRE HOUSE 900 UNIVERSITY AVENUE, PALO ALTO

Mr. and Mrs. John Adams Squire created a rare and grand treasure for the State of California and for the City of Palo Alto when they built their Neo-Classic Revival home in 1905.

From the façade, The Squire House is dramatic and majestic. The interior exemplifies comfortable warmth, beautiful and thoughtful updating and an outstanding floor plan.

Sited on almost one acre (200' x 200' per DataQuick; unverified by Alain Pinel Realtors), and completely surrounded by usable and attractive gardens, The Squire House is a veritable oasis for today's busy family lifestyle.

Large and gracious rooms include **4 bedrooms** and **4 baths** on the second floor. There are four levels of stunning living spaces and an inviting **detached guest house**.

This gloriously maintained and cherished family home is a gift in the 21st century.

**More information at
www.900universityavenue.com**



Information deemed reliable, but not guaranteed. Photography by Barbara Boissevain.

COLDWELL
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Open Saturday & Sunday 1:30-4:30

4125 Amaranta Avenue, Palo Alto
Barron Park Eichler

This spacious home features numerous skylights, updated bathrooms, a cozy den or office along with a separate family room and large storage room, unique teak interior walls and fantastic decks and backyard. Convenient to Juana Briones Park, and Juana Briones Elementary School, Terman Middle School and Gunn High School.
• Three bedrooms • 1884 sf per county record • Two updated bathrooms • Separate family room • Den or study • Wood burning fireplace in living room • Large storage room • Wonderful teak interior walls • High ceilings, generous decks

View a virtual tour of this home online at www.tourfactory.com/417014

Offered at \$1,295,000



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366 Mercy St., Old Mountain View

Open This Weekend Sat / Sun 1 to 5



Absolutely Amazing 3 Br 2 Ba 1868 Sq.Ft!

Completely remodeled state of the art home!

Offered at \$ 1,298,000.

Virtual tour : <http://plansandtours.com/3485>



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Mobile: (650) 464-0892
Intero Real Estate



6 Knoll Vista, Atherton



First Time on the Market
By Appointment Only



Private Retreat in a serene garden haven

Presenting a gated, sun-soaked oasis completely encircled by lush mature landscaping, this desirable Atherton property enjoys enviable privacy and a peaceful, yet close-in location. Situated on a flourishing lot of approximately 1.6+ acres, this outstanding estate offers lasting memories for years to come.

- Four bedrooms, four and one half bathrooms
- Separate one bedroom, one bathroom guest suite/bonus room
- Beautifully designed and remodeled kitchen with center island and professional-quality appliances
- Detached three-car garage with storage
- Top-rated Las Lomitas Schools

Call for a Private Showing

Offered at \$5,995,000.

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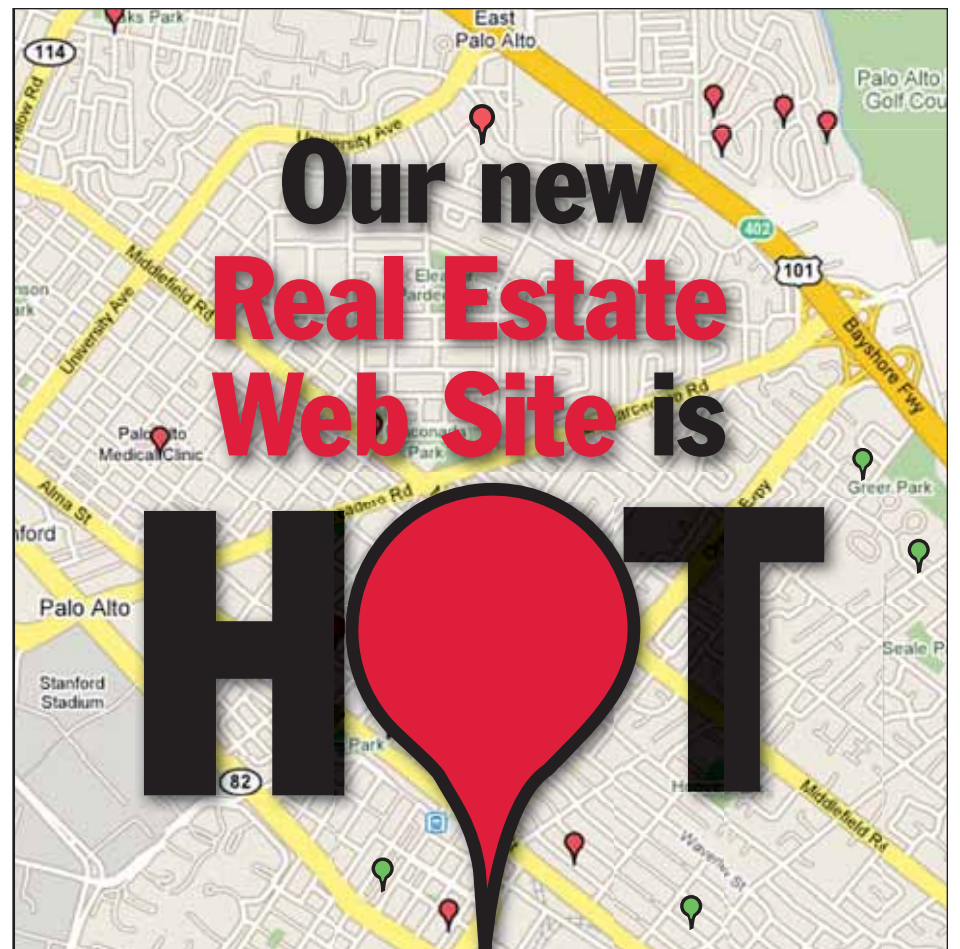
“Despite many negative real estate news stories from elsewhere in the state and around the country, demand in our very desirable corner of the world has kept homes moving. Last week a listing of mine in Palo Alto had as many as 135 groups of buyers come through during the open house. The end result was that the home was sold for over the asking price in less than a week. Buyers are out in force – homes will continue to sell here, especially if they are presented well and priced appropriately.”



Nick Granoski
Broker Associate
Alain Pinel – Palo Alto



Palo Alto
Weekly



EXPLORE OUR INTERACTIVE MAPS, HOMES FOR SALE, OPEN HOMES, VIRTUAL TOURS, PHOTOS, PRIOR SALE INFO, NEIGHBORHOOD GUIDES, AND MORE
www.PaloAltoOnline.com/real_estate

Prestigious Old Palo Alto Location!



312 Coleridge Avenue, Palo Alto

This classic home presents Tudor styling with authentic vintage appeal. Located on one of the most prestigious, sought-after streets in Old Palo Alto, the home has been masterfully renovated and cared for over the years with special attention to maintaining its original character.

New Price! \$6,595,000

Summary of the home

- House living area: approximately 4,205 square feet (per architect, unverified by listing agents and sellers)
- Lot area: approximately 10,500 square feet (unverified by listing agents and sellers)
- 5 bedrooms, 2 full baths, and 2 half-baths
- Elegant living room with fireplace and formal dining room with abundant light and views, both with French doors that open to the rear gardens
- Beautifully updated kitchen and family room ensemble with furniture-quality cabinetry
- Sub-Zero and Wolf appliances



Jolaine Woodson

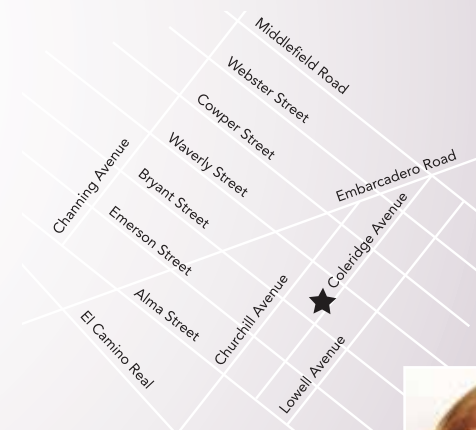
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Jack Woodson

Cell: 650.740.9787
jackwoodson@apr.com



Sharon Witte
650.269.6700
sharon.witte@cbnocal.com



Leannah Hunt & Laurel Hunt Robinson
are pleased to present ...



Open House Sunday 1:30-4:30pm

102 Tennyson, Palo Alto
Offered at \$1,498,000

Old Palo Alto Remodeled Craftsman

Located in the Walter Hays Elementary district, this home has been recently remodeled. It features an updated kitchen with granite countertops, a breakfast nook and laundry facilities. There are hardwood floors, remodeled bathrooms and more! This home is in move-in condition with many fantastic upgrades. The home also includes:

- Three bedrooms • Three bathrooms • Elegant living room with fireplace • Formal dining room with built-in buffet • 2-car carport • Fenced-in yard with electric gate • Lot size 7,500 sq. ft. per county records • Outstanding Palo Alto schools: Walter Hays, Jordan Middle, Palo Alto High. Please check with PAUSD re: availability.



Leannah Hunt International President's Premier Agent
o: 650/752.0730 h: 650/327.1009 e: lhunt@cbnorcal.com

Laurel Hunt Robinson o: 650/752.0735 c: 650/269.7266 e: laurel.robinson@cbnorcal.com

Take a virtual tour on our website: www.leannahandlaurel.com

81 Sheffield Court, Mountain View



Open Sat & Sun
1:30-4:30



Welcome to this extremely light and bright townhouse with plenty of Sunlight. This fashionable townhouse is 6 years old and has a high ceilings in living room with marble fireplace. 3 bedrooms, 3 baths. The gourmet kitchen has granite counters, breakfast bar/island, all stainless steel appliances, maple wood cabinets, breakfast nook, work station and family room. The living areas have maplewood floors and designer carpets in the bedrooms. Located near the Palo Alto border, there is easy access to Cal Train and the San Antonio shopping mall. Extra large 2 car garage with extra storage space and central air conditioning. All bathrooms have marble tile and designer colors throughout. **Asking \$899,000**

www.81SheffieldCt.com



David Chung
Office: 650.543.1058
Cell: 650.302.6027
dchung@apr.com

Caroline Ratelle
Office: 650.380.3389
cratelle@apr.com
www.davidandcarolineapr.com



apr.com | PALO ALTO 578 University Avenue 650.323.1111

1253 University Drive, Menlo Park

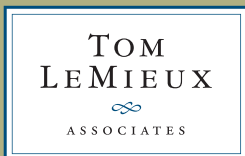
OPEN SUNDAY, 1:30-4:30PM



*Wonderful Remodeled Home
in Downtown Menlo Park*

- 2 bedrooms and 1 bathroom on a single level
- Located on a tree-lined street in desirable downtown Menlo Park
- Light-filled living room with fireplace, plus a dining area with French door to the terrace
- Chef's kitchen with cherry cabinetry and counter seating
- Classic detail throughout including crown and baseboard moldings, recessed and wall sconce lighting, and oak hardwood floors
- Lovely rear entertainment patio with perimeter foliage for privacy
- Minutes to the amenities of downtown Menlo Park
- Access to top-rated Menlo Park schools (buyer to confirm availability)

OFFERED AT \$1,199,000



650 329 6645
tlemieux@cbnorcal.com
tomlemieux.com

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San Francisco-Peninsula
#2 Agent, 2007



Information deemed reliable, but not guaranteed.

MORGAN LASHLEY DISTINCTIVE PROPERTIES

Open for viewing Sunday 1:30pm to 4:30pm



668 CHIMALUS DRIVE, PALO ALTO

Located in the heart of Barron Park, this incredible property exemplifies the elegance of Palo Alto. The home offers 5 bedrooms, 3 full baths, gourmet kitchen and family room, formal living room, large sunroom, and luxe finishes throughout. 2 car garage.

\$2,799,800

MORGAN LASHLEY DISTINCTIVE PROPERTIES
325 Forest Ave. Palo Alto p 650.326.5700 f 650.644.0125

www.668chimalus.com
www.morganlashley.com

Brand New Tuscan Inspired Estate

OPEN SAT/SUN 1:30-4:30pm



140 Merritt Road, Los Altos

(Cross streets: Almond & Frederick)

This single level home in a crème de la crème location, on a quiet tree-lined street, is close to schools and downtown Los Altos conveniences.

- 4 Bedrooms, 3 full bathrooms; plus a den and a separate family room
- Lot: about 10,000 sf; House: about 3000 sf; attached 2-car garage 450+-sf
- Gourmet chef's kitchen with adjoining breakfast room & butler's pantry
- Generous use of marble, granite, crown moldings, recessed lights & skylights, French doors, wood windows and floors
- Hand hammer copper sinks, designer plumbing fixtures and lighting fixtures
- Park-like rear yard w/courtyard terrace and lush green lawn
- Renowned Los Altos school district (buyer check space availability)
- Virtual tour and more pictures: www.JulieLau.com

Offered at: \$3,095,000



Julie Yu Lau

International President's Elite
(650) 208-2287 (Cell)



227 MAPACHE DRIVE, PORTOLA VALLEY

OPEN SATURDAY & SUNDAY, 1:30-4:30

APRIL 26 & 27



Nestled along a scenic country lane in the coveted Westridge neighborhood, this 3 bedroom, 2½ bath home features unique design elements, natural wood and stone finishes, floor-to-ceiling windows and stunning garden views. This verdant, creekside setting of approximately 2½ acres offers beautifully landscaped grounds, spacious guesthouse, sparkling pool, hot tub and tennis court. Horses permitted. Excellent Portola Valley schools.

Call Ginny or Joe to view this exceptional home.

Offered for \$3,995,000

Virtual Tour at www.227Mapache.com

www.thekavanaugh.com



GINNY KAVANAUGH
650.529.8570
gkavanaugh@camoves.com

#1 Agents in
Portola Valley Office



joseph.kavanaugh@camoves.com



JOE KAVANAUGH
650.529.2060

707 BRYANT STREET #304
PALO ALTO



OPEN HOUSE
SAT. & SUN.
APRIL 26 & 27
1:30 - 4:30 PM

Fabulously located with the best of downtown Palo Alto right at your doorstep – restaurants, boutique shops, Caltrain, and more. This spacious condominium presents sophisticated designer styling from its top-floor location with sun-swept city and tree views.

- 2 bedrooms and 2 bathrooms plus a loft
- Hardwood floors throughout
- Living room with fireplace and formal dining area that opens to a sunny balcony
- Kitchen with new stainless steel appliances and breakfast area
- Master bedroom with private bath
- Second bedroom reconfigured for additional living space with double doors from the living room, built-in cabinetry, and access to a sleeping loft
- Secured underground parking for 2 cars
- Common area pool

Offered at \$849,000

Information deemed reliable, but not guaranteed.



CELESTE HENZEL

Previews Property Specialist ■ International President's Premier

650.529.8568 ■ CHENZEL@CAMOVES.COM ■ CHENZEL.COM



221 VISTA VERDE WAY
PORTOLA VALLEY



OPEN HOUSE
SUNDAY
APRIL 27
1:30 - 4:30 PM

This remodeled contemporary home boasts striking views toward Foothills Park and out to the San Francisco Bay. Two-story walls of windows, a fabulous chef's kitchen, and sophisticated designer elements throughout – all in a private wooded setting on approximately one acre.

- 3 bedrooms and 2.5 bathrooms
- Dramatic living and dining room ensemble with fireplace
- Remodeled chef's kitchen opens to large deck
- Expansive view decks off the living areas and master suite
- Spacious loft family room
- One bedroom with customized office nook
- Three-car garage
- Approximately one acre with level play area
- Award-winning Portola Valley schools

Offered at \$1,679,000

Information deemed reliable, but not guaranteed.



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1807 EDGEWOOD LANE • WEST MENLO PARK



OPEN SUNDAY • 1:30 - 4:30 PM

SITUATED ON A TRANQUIL street in enviable West Menlo Park, this handsome 4-bedroom, 2.5-bath home features designer detail and a sparkling swimming pool. The true heart of the home is the family room, which segues directly from the updated gourmet kitchen. This exceptional offering also enjoys easy access to sought-after Menlo Park schools, making for the ideal family home.

Offered at \$2,895,000

All information deemed reliable, but not guaranteed.



SAMIRA AMID-HOZOUR

650.543.1225 DIRECT

650.462.1111 OFFICE

samira@apr.com



MORGAN LASHLEY DISTINCTIVE PROPERTIES

OPEN FOR VIEWING SUNDAY 1:30 PM TO 4:30 PM



431 BAY ROAD, MENLO PARK

Attention to detail abounds in this sophisticated and completely remodeled property. Spacious living areas are great for entertaining. Large gourmet kitchen with mocha granite kitchen counters, stainless appliances, and hardwood floors. Gracious living room with period fireplace. Large master suite with spa quality bath. Second bedroom with french doors opening to the lush back grounds. Second bath has custom colors and tile finishes. Gorgeous colors throughout, custom blinds, and hardwood floors complete this beautiful home. Completely landscaped yard and outdoor area are perfect for California living. Full laundry area inside. 2 car garage. 1390 square feet of living space set on a completely landscaped 6875 square foot lot (per county records).

\$1,149,000

MORGAN LASHLEY DISTINCTIVE PROPERTIES
325 Forest Ave. Palo Alto p 650.387.5224 f 650.644.0125

www.431bay.com
www.morganlashley.com

21 Wellington Court, Mountain View



Gorgeous newer contemporary townhouse

5 year new, spacious 3 bedroom, 3 bathroom townhouse filled with natural light in the Ryland Towne Circle complex. 1,599+/- square feet of living space. Formal living, dining rooms with see-through gas fireplace. Sparkling kitchen opens to family room/eat-in nook and balcony area for grilling. 2 master bedroom suites upstairs and a bedroom and bathroom downstairs. 2 car garage. Small yard. Extra storage in crawlspace and attic. Central A/C and heating. Desirable Mountain View location and complex. Common area includes park-like setting with green lawn area, playground and water fountain. Close to San Antonio shopping center and public transportation. Los Altos High Low HOA dues.



Offered at **\$768,888**

www.21WellingtonCt.com



David Chung

Office: 650.543.1058
Cell: 650.302.6027
dchung@apr.com

Caroline Ratelle

Office: 650.380.3389
cratelle@apr.com

www.davidandcarolineapr.com

SHERRY BUCOLO PRESENTS...TWO NORTH PALO ALTO HOMES

COMMUNITY CENTER CHARMER



Built in 2005 this custom 3 BD/ 2.5 BA home is near downtown Palo Alto and Addison Elementary. Stunning features include formal living and dining rooms, walnut floors, stainless gourmet kitchen w/breakfast room & bar, family room w/fireplace and bay window, CAT-5 wiring and surround sound. Carmel setting with paved driveway, walkways, patios and private backyard.

Offered at \$1,499,000

NEW CONSTRUCTION IN NORTH PALO ALTO

OPEN SUNDAY
1:30 - 4:30PM



2261 SAINT FRANCIS DRIVE

This exquisite new French style home offers 4 BD/3.5 BA near top Duveneck Elementary and Jordan Middle Schools. The home offers formal living and dining rooms w/rich detailing, hardwood floors, high ceilings, French doors and bay windows. The custom gourmet kitchen with breakfast bar and Thermador appliances adjoins the family room opening to the travertine patio and landscaped yard. An exceptional 1st floor master showcases a coffered ceiling, stunning bath w/jetted tub and stall shower. High end appointments abound in this fabulous new home in Green Gables.

Offered at \$2,188,000



SHERRY BUCOLO

650.207.9909

sbucolo@apr.com

www.sherrybucolo.com

For further information and photos
visit www.SherryBucolo.com



apr.com | PALO ALTO 578 University Avenue 650.323.1111

apr.com | PALO ALTO 578 University Avenue 650.323.1111



SPECTACULAR NORTH PALO ALTO HOME



OPEN SATURDAY & SUNDAY
1:30 TO 4:30pm



780 SEALE AVENUE, PALO ALTO

This impressive 6 bedroom, 5 bath home is set on a large 9,380+/-sf lot near Walter Hays Elementary. Completed in 2001, the spacious floor plan spans three levels offering 4,689+/-sf and is highlighted by a gourmet kitchen adjoining the light-filled breakfast area and family room with windows and doors capturing the backyard setting. Ideal for entertaining and relaxation, the expansive backyard with pool, patio and citrus trees serves as an extension of living space. The lower level offers a large media room with wet bar, additional storage space, one bedroom and full bath. Four upper-level bedrooms including the private master suite with luxurious bath and private balcony complete this exquisite home. Additional amenities include hardwood floors, high ceilings, crown moldings, two fireplaces and attached two-car garage. Wonderful neighborhood just a few blocks to Lucie Stern Community Center, Rinconada Park, Children's Library, and convenient to excellent Palo Alto schools, downtown shopping and Stanford University.

Offered at \$4,200,000



NICKI & ALAN LOVELESS

650.400.4208
alanloveless63@yahoo.com



SHERRY BUCOLO

650.207.9909
sbucolo@apr.com



For further information and photos visit
www.780SealeAvenue.com

apr.com | PALO ALTO 578 University Avenue 650.323.1111



WHEN OPPORTUNITY KNOCKS OPEN THE DOOR

183 Ferne, Palo Alto



GREENMEADOW BEAUTY!

- 4BR, 2BA, 1815 sq. ft.
- Great floor plan with abundance of natural light
- 8,200 sq. ft. lot. Beautifully landscaped. Quiet and private.
- Spacious family room/kitchen
- Stunning courtyard entry

Listed by Tim Foy

Offered at \$1,495,000

2708 Greer, Palo Alto



OPEN SUNDAY

CLASSIC EICHLER

- 3BR, 1BA
- Open floor plan with high ceilings
- Wall of glass overlooking beautiful backyard
- Close to parks, schools and Midtown shopping
- Sunny courtyard entry

Listed by Lisa Knox

Offered at \$1,095,000

668 Coleridge, Palo Alto



OPEN SUNDAY

CHARMING CRAFTSMAN

- 2BR, 1.5BA. 1498 sq. ft.
- Extra large 9000sf lot
- Loads of architectural details and beautiful hardwood floors
- High ceilings & spacious rooms

Listed by Leslie Zeisler

Offered at \$1,495,000

762 Allen Court, Palo Alto



OPEN SUNDAY

MIDTOWN CUL-DE-SAC

- 3BR, 2BA. 1083 sq. ft.
- Master suite with private garden and spa
- Open floor plan overlooking private yard
- Located on a quiet cul-de-sac yet close to everything
- Beautifully landscaped grounds

Listed by Tim Foy

Offered at \$1,199,000

2278 Towne Circle, Mountain View



OPEN SUNDAY

STUNNING TOWNHOUSE

- 3BR, 3BA. 1802 sq. ft.
- Corner unit with wrap-around deck, overlooking private park
- Fabulous open floor plan with loads of natural light
- Wonderful family room and kitchen combination

Listed by Tim Foy

Offered at \$857,000



Tom Foy's
Midtown Realty

Colorado & Middlefield, Palo Alto
650.321.1596 www.midtownpalocalto.com

15 Joaquin Rd, Portola Valley



Serene retreat with gorgeous western views and gracious gardens. The fully remodeled home features a chef's kitchen, three new baths, four bedrooms, two family rooms and a built in study. Surrounding decks offer entertaining room, as well as private balconies. Fully fenced gardens are filled with stacked stone terraces, walking paths and usable outdoor space surrounding the pool and hot tub. The grand living room opening to the views coupled with wine storage facilities complete the invitation to entertain.



Francis Hunter
Coldwell Banker
650-529-2447
fhunter@cbnorcal.com

Price Upon Request



346 Wayside Road, Portola Valley



2 Bedrooms 2 Baths

Escape to this enchanting one-acre woodland setting with winding paths, the sound of a nearby creek and lots of sun! Only 7-8 minutes from Highway 280, this two-story home has the charm and character reminiscent of Portola Valley's early days as a summer retreat. The large inviting kitchen and dining area open onto two decks with views. A vaulted ceiling enhances the expansive living room.

\$1,376,500

17085 Skyline Boulevard, Woodside

4 Bedrooms 3 Baths

Delightful two story home with views of San Francisco Bay and the East Bay Hills. Just 1/2 mile north of the Highway 84 / Skyllonda junction.

Features over an acre of gently sloping land backing on the Woodside trail system with easy access to Wunderlich Park. Outstanding Portola Valley Schools.

\$1,395,000



Jean Isaacson
(650) 387-8427
jisaacson@cbnorcal.com
www.JeanIsaacson.com

Chris Isaacson
(650) 384-0546
christopher.isaacson@cbnorcal.com



Information deemed reliable, but not guaranteed.

865 Cotton Street, Menlo Park

OPEN SUNDAY, 1:30-4:30PM



Stunning New Home with Modern Comforts

- 5 bedrooms, 4 full bathrooms, and a half-bath arranged over two levels
- Brand-new construction in desirable West Menlo Park with approximately 3,338 square feet of living space
- Impeccable details throughout, including oak hardwood floors with a walnut feature strip, walnut door and window casings, and lofty ceiling heights
- Elegant living room with fireplace, light-filled formal dining room, butler's pantry, and family room with fireplace
- Tremendous chef's kitchen with restaurant-quality appliances and casual dining nook
- Versatile main-level bedroom suite, luxurious upper-level master bedroom suite, plus three additional bedrooms and a hallway bath
- Added niceties include a laundry room, wiring for a security alarm, and central vacuum system
- Attached two-car garage with storage and off-street parking
- Beautifully landscaped grounds with level lawn, planted gardens, perimeter trees, and a rear entertainment terrace with built-in barbecue station
- Lot size of approximately 10,863 square feet (per county records)
- Top-rated local schools

OFFERED AT \$4,195,000

TOM LEMIEUX
ASSOCIATES

650 329 6645
tlemieux@cbnorcal.com
tomlemieux.com

Coldwell Banker
San Francisco-Peninsula
#2 Agent, 2007



Information deemed reliable, but not guaranteed.

765 San Antonio #66, Palo Alto

OPEN SATURDAY & SUNDAY, 1:30-4:30



Major Remodel Just Completed!

When this original owner of 30 years decided that it was time to leave the home he had enjoyed for so many years, he also thought it would be enjoyable to do all the things he wanted to do to the unit and never had time.

Now, as a result, a new buyer will get to enjoy one of the nicest remodels we've seen at Greenhouse II, including

the removal of some interior walls to create an open floor plan for maximum livability.

From the striking new birch and granite kitchen with stainless appliances, to the marble or limestone accented bathrooms, the crown moldings, the new wall to wall carpeting and so much more, this stunning 2 BR/2BA unit offers a "like new" feeling and a wonderful life style for its new owners.

This lovely home is ideally located at the idyllic back of the complex, near to the sun drenched pool, and with balcony over- looking the nearby green belt. Lovely in every detail and complete with new washer and dryer included in the sale and an enclosed garage, the only remaining item is for a new owner to move in.

Exceptional at \$665,000!

More photos at: www.SteveBellumori.com

Information on square footage has been obtained from sources believed reliable but has not been verified.



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(650) 752-0826

sbellumori@cbnorcal.com

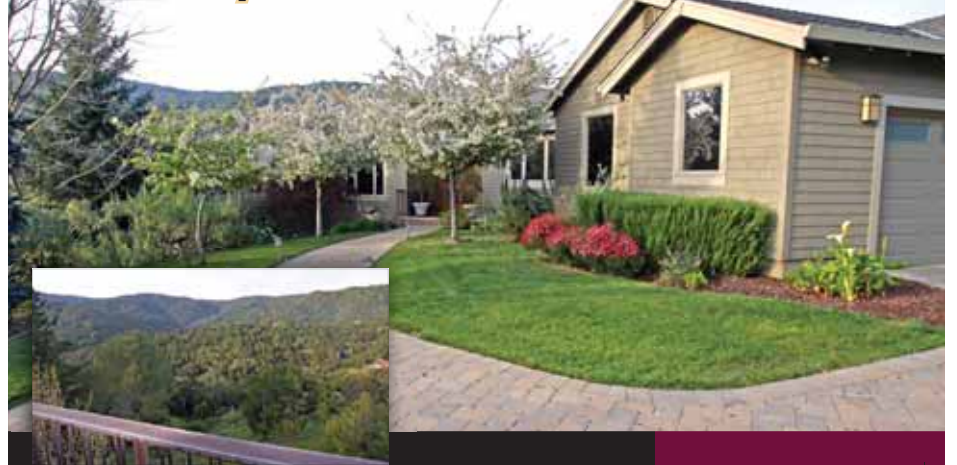
Virtual tours at:
SteveBellumori.com



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CLIENTS IN OVER 800 HOME AND PROPERTY TRANSACTIONS.

27297 Byrne Park Lane, Los Altos Hills



- 4 Bedrooms/3.5 Bathrooms Plus Office & Second Family Room on 1.88 acres
- Light-Filled Formal Living Room with Stunning Views of the Hills
- Updated Granite-Finished Chef's Kitchen with Center Island and Breakfast Nook
- Large Master Suite with Private Viewing Deck
- 2 Fireplaces, Oak Hardwood Flooring & Newer Bathrooms
- Two Levels with Viewing Decks of the Western Hills
- Incredible Natural Setting with Lushly Landscaped Front Lawn
- Offered at \$2,995,000



David Troyer

Los Altos & Hills
Specialist

650.722.0012

david@troyer.com

www.DavidTroyer.com

Open Sunday



www.27297ByrnePark.com



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1999, 2001, 2002, 2004, 2005, 2007

PALO ALTO

855 Chimalus Drive

4 2 +In-law Suite

Located on a desirable street in Barron Park, this two story Spanish style home sits on a large, sunny lot and features a spectacular backyard with fruit trees and lush greenery. Features include gleaming hardwood floors, a sun-drenched living room with built-in shelves and wood-burning fireplace, a remodeled kitchen with granite counters and stainless steel appliances and a formal dining room with beamed ceilings. This four bedroom, two bathroom home has an additional in-law suite, providing a third full bathroom, a fifth bedroom and an extra sitting room. The former garage serves as a bonus/recreation room and provides generous storage space. Abundant windows and French doors, coupled with a romantic balcony overlooking the beautiful greenbelt complete this home. Excellent Palo Alto schools!



Open Saturday & Sunday 1:30 - 4:30pm
Call Brendan Leary at 650.207.2100 for more information

Price \$2,395,000

This information is deemed reliable, but is not guaranteed



1322 UNIVERSITY DRIVE, MENLO PARK



Located in enviable Downtown Menlo Park, this 3-bedroom, 3-bath townhouse presents charming traditional appeal. It is one of six units in the very desirable Shadow Pines complex. The flowing two-level floorplan begins with a welcoming entrance hall and continues throughout a series of uplifting formal and everyday areas. Both the living room with wood-burning fireplace and the formal dining room enjoy sliding glass doors to the rear grounds and pool, while the efficient kitchen boasts vintage appeal and a sunny casual dining area. A bedroom suite/family room on the main level flows through a sliding glass door to a private garden patio. In the rear, a lovely dining terrace is surrounded by verdant gardens that open to a sparkling, shared swimming pool.

OFFERED AT \$1,295,000



Jolaine Woodson
Cell: 650.740.9694
jwoodson@apr.com
www.jolainewoodson.com



Jack Woodson
Cell: 650.740.9787
jackwoodson@apr.com

apr.com | MENLO PARK 620 Santa Cruz Avenue 650.462.1111



RON VAN SEVENTER PRESENTS

OPEN FOR VIEWING SATURDAY AND SUNDAY 1:30 PM TO 4:30 PM



2335 WAVERLEY STREET, PALO ALTO

This original Spanish Mission style home has been meticulously restored to its original splendor by a select team of craftsmen. Built in 1929, this house exemplifies the period's finest architecture and spacious family living in the heart of Old Palo Alto. The south facing dining room and sunken livingroom feature beamed ceilings, Torrance windows, and original wrought-iron sconces. French doors from the spacious solarium and adjacent kitchen open out to an expansive back yard bordered by mature redwoods. Each of the four upstairs bedrooms open to balconies with unmatched views of the local flora.

\$4,500,000

MORGAN LASHLEY DISTINCTIVE PROPERTIES
325 Forest Ave. Palo Alto p 650.464.9882 f 650.644.0125

www.2335WaverleyStreet.com
www.RonVanSeventer.com

Virtual Tour: www.kerwinassociates.com

OPEN HOUSE
SATURDAY & SUNDAY
1:30-4:30

1730 STANFORD AVENUE
MENLO PARK
OFFERED \$2,799,000

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MICHELLE TASER
650.575.7782

michelle@kerwinassociates.com



TERRI KERWIN
650.868.0272

terri@kerwinassociates.com



Virtual Tour: www.1730Stanford.com

This ideally located Menlo Park home features beautifully remodeled interiors.

- Beautifully remodeled ranch-style home
- 3 bedrooms, 2 1/2 bathrooms
- Approximately 2,950 sq. ft. home
- Formal living room and separate dining room
- Large eat-in chef's kitchen
- Spacious family room with access to the back yard
- Lot size 10,500+/- sq. ft. with pool and spa
- Landscaped front and back
- Excellent Menlo Park Schools



Information deemed reliable, but not guaranteed.



GULLIXSON

OPEN SATURDAY & SUNDAY 1:30-4:30 • 360 EVERETT AVE. #5B, PALO ALTO

- 2 bedroom/2 bathroom top-floor unit
- Updated kitchen with stainless steel appliances
- In-unit laundry with stackable washer and dryer
- Large entertaining lanai with views of the western hills
- Desirable downtown location
- Palo Alto schools
- HOA dues currently \$588/month



Offered at \$1,388,000



BRENT GULLIXSON **MARY GULLIXSON**

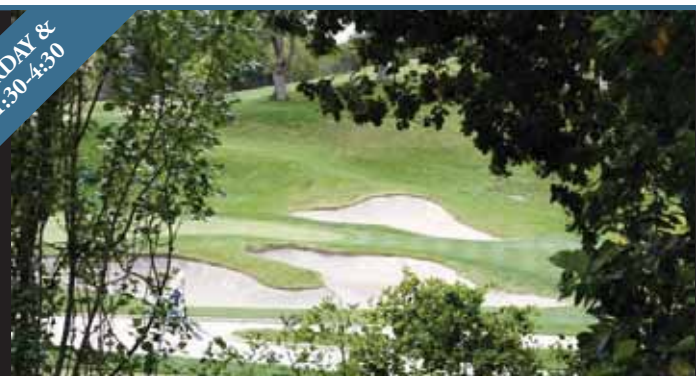
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Information deemed reliable, but not guaranteed. Sq. ft. and/or acreage information contained herein has been received from seller, existing reports, appraisals, public records and/or other sources deemed reliable. However, neither seller nor listing agent has verified this information. If this information is important to buyer in determining whether to buy or the purchase price, buyer should conduct buyer's own investigation.

OPEN SATURDAY & SUNDAY 1:30-4:30



524 Sand Hill Circle, Menlo Park

Elegant, inviting, remodeled townhome overlooking 13th Tee and 12th Fairway of Sharon Heights Golf Course with these added features:

- Three bedrooms, two & one-half baths
- New architect-designed deck with finest redwood used by artisan carpenter — creates an extra room for entertaining
- Living room fireplace redesigned with antique mantle
- Kitchen updates: new storage cabinets and bookshelves around new desk area, new high-grade gas range; new top-grade, powerful hood: new ovens, including combined microwave/convection oven; new sinks and fittings, new refrigerator; new granite counters
- Master bedroom faux painting by artist/painter; walk-in closet
- Biking distance to Stanford University
- 30 - 45 min to downtown San Francisco
- 20 minutes to San Francisco and San Jose Airports



Deanna Tarr
 Broker Associate, SRES
 www.deannatarr.com
 dtarr@cbnocal.com
 650-752-0833

\$1,285,000



737 Loma Verde Ave. #8, Palo Alto



Open Sat & Sun 1:30-4:30



Nestled in a private cul-de-sac, this beautiful home was built in 1992 and has been lovingly maintained and recently remodeled.

- 3 bedrooms and 2.5 baths (including master suite)
- Remodeled kitchen with granite counters and stainless steel appliances
- Living room and dining area with vaulted ceilings, hardwood floors, and gas fireplace
- Gorgeous back garden features flagstone patio and custom waterfall/pond
- Premier and quiet location away from street; low HOA fee of \$270/month
- Outstanding neighborhood near Midtown shops, restaurants, parks, and excellent Palo Alto schools!

Offered at \$949,000



Greg Celotti
 650.740.1580
 gcelotti@apr.com
 www.gregcelotti.com



apr.com | PALO ALTO 578 University Avenue 650.323.1111

1003 Peggy Lane, Menlo Park

COLDWELL
BANKER

Delightful Courtyard Entry



OPEN SAT/SUN ■ 1:30 - 4:30PM

Offered at \$1,000,000

- ❖ Three bedrooms, two baths
- ❖ Open floor plan living/dining with wood-burning fireplace
- ❖ Large living room with wall of windows, views all the way to the backyard
- ❖ Modern kitchen with Corian counters, stainless steel appliances and pantry
- ❖ Hardwood floors, crown molding
- ❖ Master has updated bath with tile floors and his & her closets
- ❖ Split floor plan, BR #2 views to backyard
- ❖ BR #3 has a wall of built-ins
- ❖ 1580 sq ft (per seller, not verified)
- ❖ Two car garage with storage loft
- ❖ Professional landscaping front and back with glorious Live Oak tree
- ❖ Private garden with brick terrace & spa

Jackie Copple



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Menlo Park

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Office (650) 854-1705
Fax (650) 854-1701

Portola Valley

3 Portola Road
Portola Valley, CA 94028
Office (650) 851-1705
Fax (650) 851-1705

375 Arden Road

Menlo Park

Just Listed



Felton Gables, graced with unique village character, is the perfect setting for this enchanting home in the heart of this small enclave of idyllic tree-lined streets. Serenity reigns within, providing warm and inviting spaces to enjoy California living with pleasurable ease. Vaulted beamed ceilings, divided light windows and French doors bring light and the outdoors within reach. Not to be missed, an incredible antique intricately carved gothic fireplace mantle brings this home to romantic heights. The lush gardens encircling the home secure its English country appeal.

OPEN HOUSE
Sat & Sun
1:30-4:30pm



ANNE
KING

650.454.8510
AnneKing@KW.com

Offered at \$1,999,000


KELLER WILLIAMS
REALTY

Information believed reliable but not guaranteed

GREAT TOWN HOME NEAR EVERYTHING!

175 EVANDALE AVENUE, UNIT 7
MOUNTAIN VIEW

OPEN SAT & SUN
1:30-4:30



Lovely 2 bedroom 2.5 bath town home in park-like complex w/just 20 units. 1,167sf living space, hardwood floors, fireplace, some updating in kitchen and baths. Spacious private yard, one car detached garage and laundry in unit. Two master suites, great for 2 singles looking to buy together. Bike to work via the Steven's Creek Trail and just moments to Castro Street and Huff Elementary. Great home at a great price.



OFFERED AT \$598,000

WELCOME TO SERENITY!

25285 LA LOMA DRIVE
LOS ALTOS HILLS

Take advantage of this fantastic opportunity to create your dream home and enjoy beautiful bay and hill views. Unincorporated area of Los Altos Hills with less restrictive building requirements and sewer available. Serene setting on nearly an acre escapes you from the frenetic pace of Silicon Valley. Top Los Altos schools and moments from the Village and major commute routes. Lots of potential! 5bd/3 bathroom home with huge windows and tons of light and space has 3,200sf.

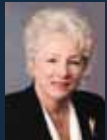


OPEN SUNDAY
1:30-4:30

OFFERED AT \$1,888,000



The Buchanan & Bowen Sales Team



Jo Buchanan, GRI
650-947-2219

Stuart Bowen, e-PRO
650-949-8506
Stuart.Bowen@CBNorcal.com



Virtual Tour at www.BuchananAndBowen.com

25881 Estacada Dr., Los Altos Hills



- 5 Bedrooms/3.5 Bathrooms Plus Office
- Elegant Formal Living Room & Formal Dining Room With Fireplace
- Chef's Kitchen With Top-Quality Appliances And Breakfast Nook
- Huge Family Room With Wet Bar & Fireplace
- Spacious Master Bedroom Suite With access To Backyard And Swimming Pool
- Short Stroll from Village And New Bullis-Pruissima Elementary School
- Offered at \$2,988,000



David Troyer

Los Altos & Hills
Specialist

650.722.0012

david@troyer.com

www.DavidTroyer.com



Open Saturday & Sunday

www.25881Estacada.com

215 Ridgeway Road, Woodside



Resort-inspired Luxury on Approximately 1.7 Acres in Woodside Hills

- One-level floorplan with 3 or 4 bedrooms plus a fitness room and library
- Fabulously appointed with designer flair, custom colors, and hand-painted artistry
- Reception salon with wet bar and adjacent library
- Country French kitchen with white cabinetry, blue pearl granite counters, plus top-of-the-line appliances including a large-capacity wine cooler
- Family room with fireplace and home-theatre functionality
- State-of-the-art sound system inside and out
- Vast entertainment terrace with fountain, fireplace, and outdoor kitchen
- Pool and separate spa
- Fully fenced tennis court
- Two challenging putting greens with sand traps and spectator seating
- Beautifully landscaped grounds with seasonal creek, footbridges, and views of the western hills

OFFERED AT \$4,799,000

SHOWN BY APPOINTMENT ONLY

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ASSOCIATES

650 329 6645
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Information deemed reliable, but not guaranteed.

**NEW PRICE - 350K PRICE REDUCTION
OPEN SUN 1:30-4:30PM**

ULTIMATE VIEWS & PRIVACY



12695 Roble Veneno, Los Altos Hills - Offered at \$3,299,000

- 1.23 ACRE PROPERTY SITUATED AT THE END OF A CUL-DE-SAC STREET WITH ALMOST 360 DEGREE VIEWS
- OVER 3,300 SQUARE FEET OF LIVING SPACE WITH 5 BEDROOM, 3 BATHROOM MAIN RESIDENCE AND SEPARATE 1 BEDROOM, 1 BATHROOM IN-LAW QUARTERS WITH KITCHEN
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- SOUGHT AFTER PALO ALTO SCHOOLS



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636 Los Altos Rancho, Los Altos CA

By Appointment



11651 JESSICA LANE, LOS ALTOS HILLS

Evoking an estate in Tuscany, this beautiful, luxury 5-bedroom, 3.5-bath home enjoys Bay and Hill views throughout. Largely remodeled approximately 6 years ago the flexible floorplan with 2 family rooms also allows for in-law or au-pair possibilities. Approximately 4,631 s.f. on approximately 1-acre lot with lush wrap around grounds with bocce court, pool and spa. Only minutes from Los Altos Golf & Country Club and Top Los Altos schools

Virtual tour at www.11651jessicalane.com



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JUST LISTED
390 Hacienda Court, Los Altos

OPEN HOUSE
SUNDAY APRIL 27TH 1:30-4:30 PM

- 4 Bdrms / 2 Remodeled Bathrooms
- Cul de sac in Dos Palos Neighborhood
- 2,090 sf Interior / 13,068 sf Lot
- Extensively Updated Interior
- Eat-in Gourmet Kitchen
- Maple Floors
- Lush Landscaping
- New Windows and Doors
- Within Blocks of Schools and Downtown Los Altos
- Excellent Los Altos Schools

\$1,995,000

COMING SOON

**EXCEPTIONALLY REMODELED 1,600 SF
2BD/2BA IN DOWNTOWN PALO ALTO**



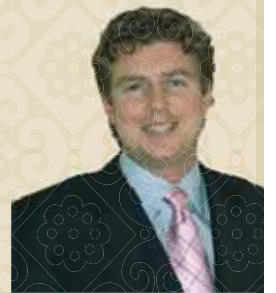
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Spectacular Proposed Future Residence*

OPEN HOUSE
SATURDAY AND SUNDAY 1:30-4:30 PM

CURRENTLY LISTED

*2000 Bryant Street
Old Palo Alto*

\$2,550,000

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

JUST LISTED
Open House
Sunday April 27th
1:30-4:30pm

- 4 Bedrooms/3.5 Bathrooms
- Living Room, Kitchen and Dining Room Combine to Create a Spectacular Open Living Area
- Immense Home Office
- Private Guest/Au Pair Apartment/4th Bdrm
- Freeform Swimming Pool with Spa and Waterfall
- Flagstone Patios and Garden Walls
- Partierre Garden with Fountain
- 1.07 Acre
- 4,700 sf Interior
- Portola Valley Schools

STUNNING
 CONTEMPORARY
 ON ONE ACRE
 OF BEAUTIFULLY
 LANDSCAPED LAND

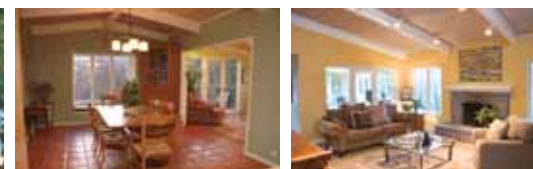


40 Froquois Trail, Portola Valley OFFERED AT \$3,275,000

Open House
Sunday April 27th
1:30-4:30pm

- 3 Bedrooms/2 Bathrooms
- Approximately 19,500 sf Lot
- Separate Artist's Studio
- Vaulted Beamed Ceilings
- Hardwood and Saltillo Tile Floors
- Sauna, In-Ground Spa and Koi Pond
- Breathtaking Panoramic Views
- Beautiful Permaculture Gardens
- Woodside Schools

BREATHTAKING
 NATURAL SETTING
 OF THE UTMOST
 BEAUTY AND
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643 Woodside Way, Woodside OFFERED AT \$1,879,000



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Leannah Hunt & Laurel Hunt Robinson are pleased to present ...
 13709 La Paloma, Los Altos Hills 750 Holly Oak Drive, Palo Alto



Open Sunday 1:30-4:30pm

Serene Contemporary Retreat

Outstanding opportunity in a wonderful location within walking distance of town. The redwood grove, waterfall and beautiful serene landscaping frame a lovely pool and create a quiet retreat. The gourmet kitchen features maple cabinetry, granite counter tops as well as butcher block. The spacious family room overlooks the gardens. Three bedrooms, office, three and a half baths, formal dining room, over 3300 sq ft on an acre per county records.

Offered for \$3,795,000

Laurel Hunt Robinson
 o: 650/752.0735 c: 650/269.7266
 e: laurel.robinson@cbnorcal.com

Leannah Hunt
 International President's Premier Agent
 o: 650/752.0730 h: 650/327.1009
 e: lhunt@cbnorcal.com



Open Sunday 1:30-4:30pm

Fabulous Atrium Eichler

This fabulous atrium Eichler is the ultimate in indoor/outdoor living. 4 bedrooms, 2 full baths, 5 sliding glass doors, floor to 12' ceiling windows surround large atrium and a huge covered patio & lawn. Remodeled granite & maple kitchen, great room, and marble fireplace. Won 2 National design awards. Radiant heat. Tile floors throughout. Elegant entertaining, w/outdoor lighting, in one of the quietest parts of town. Side yards hid playhouse, swings, and spa. No-through-street in premier Los Arboles neighborhood. Outstanding PA schools: Gunn High, JLS Middle, Palo Verde Elementary (buyer to verify enrollment). See it and fall in love!

Offered at \$1,675,000



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Public Notices

995 Fictitious Name Statement

GET IN-LINE CHIROPRACTIC
FICTITIOUS BUSINESS NAME STATEMENT
File No. 507488
The following individual(s) is (are) doing business as, Get In-Line Chiropractic, 744 San Antonio Rd., Suite 10, Palo Alto, CA 94303, Santa Clara County: KENDRA COHN, DC 874 Runnymede Rd. Woodside, CA 94062
This business is owned by an individual.
Registrant has not yet begun to transact business under the fictitious business name(s) listed herein. This statement was filed with the County Clerk-Recorder of Santa Clara County on March 28, 2008. (PAW April 4, 11, 18, 25, 2008)

SHERRY'S HANDBAGS
FICTITIOUS BUSINESS NAME STATEMENT
File No. 507435
The following individual(s) is (are) doing business as, Sherry's Handbags, 2959 Fallwood Lane, San Jose, CA 95132, Santa Clara County: CHERYL A DUNHAM 2959 Fallwood Lane San Jose, CA 95132
This business is owned by an individual.
Registrant has not yet begun to transact business under the fictitious business name(s) listed herein. This statement was filed with the County Clerk-Recorder of Santa Clara County on March 27, 2008. (PAW April 4, 11, 18, 25, 2008)

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
File No. 507579
The following person(s)/entity(ies) has/have abandoned the use of the fictitious business name(s). The information given below is as it appeared on the fictitious business statement that was filed at the County Clerk-Recorder's Office.
FICTITIOUS BUSINESS NAME(S): LIGHTS R US ELECTRIC 463 E. Latimer Avenue, #4 Campbell, CA 95008
FILED IN SANTA CLARA COUNTY ON: 02/24/2006
UNDER FILE NO. 474302
REGISTRANT'S NAME(S): JOSEPH V. PERILLO 463 E. Latimer Avenue, #4 Campbell, CA 95008
THIS BUSINESS WAS CONDUCTED

BY an individual.
This statement was filed with the County Clerk Recorder of Santa Clara County on April 2, 2008. (PAW April 9, 16, 23, 30, 2008)

CROW DIGITAL MEDIA
FICTITIOUS BUSINESS NAME STATEMENT
File No. 507741
The following individual(s) is (are) doing business as, Crow Digital Media, 2050 Princeton Street, Palo Alto, CA 94306, Santa Clara County: STEVE CROW 2050 Princeton Street Palo Alto, CA 94306
This business is owned by an individual.
Registrant began transacting business under the fictitious business name(s) listed herein on 01/01/2008.
This statement was filed with the County Clerk-Recorder of Santa Clara County on April 4, 2008. (PAW April 11, 18, 25, May 2, 2008)

rePURPOSE: WHAT TO TRASH, WHAT TO TREASURE
FICTITIOUS BUSINESS NAME STATEMENT
File No. 508032
The following individual(s) is (are) doing business as, rePURPOSE: What to Trash, What to Treasure, 400 Pepper Ave., Palo Alto, CA 94306, Santa Clara County: CATHERINE O'BRIEN 400 Pepper Avenue Palo Alto, CA 94306
This business is owned by an individual.
Registrant has not yet begun to transact business under the fictitious business name(s) listed herein. This statement was filed with the County Clerk-Recorder of Santa Clara County on April 10, 2008. (PAW April 18, 25, May 2, 9, 2008)

MAGILLA CONSULTING
FICTITIOUS BUSINESS NAME STATEMENT
File No. 508023
The following individual(s) is (are) doing business as, Magilla Consulting, 1018 Loma Verde Ave., Palo Alto, CA 94303, Santa Clara County: CATHERINE MAGILL 1018 Loma Verde Ave. Palo Alto, CA 94303
This business is owned by an individual.
Registrant began transacting business under the fictitious business name(s) listed herein on 4/1/08.
This statement was filed with the County Clerk-Recorder of Santa Clara County on April 10, 2008. (PAW April 18, 25, May 2, 9, 2008)

LIFT ASSOCIATES
FICTITIOUS BUSINESS NAME STATEMENT
File No. 508040
The following individual(s) is (are) doing business as, Lift Associates, 2608 Marshall Dr., Palo Alto, CA 94303, Santa Clara County: JAMES H. STANLEY 2608 Marshall Dr. Palo Alto, CA 94303
This business is owned by an individual.
Registrant began transacting business under the fictitious business name(s) listed herein on 9/92.
This statement was filed with the

County Clerk-Recorder of Santa Clara County on April 10, 2008. (PAW April 23, 30, May 7, 14, 2008)

JOYA RESTAURANT
FICTITIOUS BUSINESS NAME STATEMENT
File No. 508234
The following individual(s) is (are) doing business as, Joya Restaurant, 339 University Ave., Palo Alto, CA 94302, Santa Clara County: FLORENCE FOODS, LLC 459 Hamilton Ave. Palo Alto, CA 94301
This business is owned by a limited liability company.
Registrant has not yet begun to transact business under the fictitious business name(s) listed herein. This statement was filed with the County Clerk-Recorder of Santa Clara County on April 15, 2008. (PAW April 23, 30, May 7, 14, 2008)

SWAN CAPITAL STRATEGIES
FICTITIOUS BUSINESS NAME STATEMENT
File No. 507251
The following individual(s) is (are) doing business as, Swan Capital Strategies, 205 Emerson Street, Palo Alto, CA 94301, Santa Clara County: KRISTEN ELIZABETH HUGHES 205 Emerson Street Palo Alto, CA 94301
This business is owned by an individual.
Registrant has not yet begun to transact business under the fictitious business name(s) listed herein. This statement was filed with the County Clerk-Recorder of Santa Clara County on March 25, 2008. (PAW April 23, 30, May 7, 14, 2008)

WILLOW GLEN ACE HARDWARE
FICTITIOUS BUSINESS NAME STATEMENT
File No. 507446
The following individual(s) is (are) doing business as, Willow Glen Ace Hardware, 2253 Lincoln Ave., San Jose, CA 95125, Santa Clara County: PALO ALTO HARDWARE INC. 875 Alma St. Palo Alto, CA 94301
This business is owned by a corporation.
Registrant has not yet begun to transact business under the fictitious business name(s) listed herein. This statement was filed with the County Clerk-Recorder of Santa Clara County on March 28, 2008. (PAW April 23, 30, May 7, 14, 2008)

997 All Other Legals

NOTICE OF TRUSTEE'S SALE T.S. No: A350161 CA Unit Code: A Loan No: 0009123644/YH 1, LLC AP #1: 059-302-070-4 EAST-WEST INVESTMENT, INC., as duly appointed Trustee under the following described Deed of Trust WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (in the forms which are lawful tender in the United States) and/or the cashier's, certified or other checks specified in Civil Code Section 2924h (payable in full at the time of sale to T.D. Service Company) all right, title and interest conveyed to and now held by it under said Deed of Trust in the property hereinafter described: Trustor: YH 1, LLC Recorded September 15, 2006 as Instr. No. 2006-139498 in Book

— Page — of Official Records in the office of the Recorder of SAN MATEO COUNTY, CALIFORNIA, pursuant to the Notice of Default and Election to Sell thereunder recorded January 10, 2008 as Instr. No. 2008-2704 in Book — Page — of Official Records in the office of the Recorder of SAN MATEO COUNTY CALIFORNIA. Said Deed of Trust describes the following property: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED AUGUST 31, 2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. 65 SELBY LANE, ATHERTON, CA 94027 (If a street address or common designation of property is shown above, no warranty is given as to its completeness or correctness)." Said Sale of property will be made in "as is" condition without covenant or warranty, express or implied, regarding title possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest as in said note provided, advances, if any, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Said sale will be held on: MAY 15, 2008, AT 12:30 P.M. *AT THE MAIN ENTRANCE TO THE HALL OF RECORDS AT THE COUNTY CENTER, 401 MARSHALL STREET, REDWOOD CITY, CA At the time of the initial publication of this notice, the total amount of the unpaid balance of the obligation secured by the above described Deed of Trust and estimated costs, expenses, and advances is \$7,629,658.50. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. Date: April 16, 2008 EAST-WEST INVESTMENT, INC. as said Trustee, by T.D. Service Company, as agent FRANCES DEPALMA, ASSISTANT SECRETARY T.D. SERVICE COMPANY 1820 E. FIRST ST., SUITE 210, P.O. BOX 11988 SANTA ANA, CA 92711-1988 We are assisting the Beneficiary to collect a debt and any information we obtain will be used for that purpose whether received orally or in writing. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If available, the expected opening bid and/or postponement information may be obtained by calling the following telephone number(s) on the day before the sale: (714) 480-5690 or you may access sales information at www.ascentex.com/websites. TAC# 779094C (PAW PUB: 04/25/08, 05/02/08, 05/09/08)

NOTICE OF PETITION TO ADMINISTER ESTATE OF:
ELVA BROOKS POWELL, aka ELVA B. POWELL and ELVA POWELL No. 1-08-PR-163072
To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of ELVA BROOKS POWELL.
A PETITION FOR PROBATE has been

filed by: MARK A. POWELL in the Superior Court of California, County of SANTA CLARA.
THE PETITION FOR PROBATE requests that MARK A. POWELL be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held on May 15, 2008 at 9:00 a.m. in Dept. 15 of the Superior Court of California, Santa Clara County, located at 191 N. First St., San Jose, CA, 95113. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the deceased, you must file your claim with the court and mail a copy to the personal representative appointed by the court within four months from the date of first issuance of letters as provided in section 9100 of the California Probate Code. The time for filing claims will not expire before four months from the hearing date noticed above. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for Petitioner: /s/ Lawrence A. Klein Dorsey & Whitney, LLP 1717 Embarcadero Road Palo Alto, CA 94303 (650)857-1717 (PAW April 23, 25, 30, 2008)

NOTICE OF APPLICATION FOR CHANGE IN OWNERSHIP OF ALCOHOLIC BEVERAGE LICENSE
Date of Filing Application: April 15, 2008
To Whom It May Concern:
The Name(s) of the Applicant(s) is/are: MACARTHUR PARK CORPORATION
The applicants listed above are applying to the Department of Alcoholic Beverage Control to sell alcoholic beverages at:
27 UNIVERSITY AVE.
TENT IN REAR PARKING
PALO ALTO, CA 94301-2324
Type of license(s) applied for: 47 - ON-SALE GENERAL EATING PLACE (PAW April 25, 2008)

OBITUARY ANNOUNCEMENTS

The Palo Alto Weekly publishes obituaries about people who lived in, or played a prominent role in, the community.

Obituaries are written by staff writers, based on information provided by mortuaries and/or family members. Due to space limits and other reasons, we may not include all the information a family wishes.

Some families choose to write their own memorial announcements, then purchase space to publish it.

The Palo Alto Weekly handles funeral announcements for a small fee based on length of text. Photos may also be included.

For information call 326-8210, ext 221 (Blanca) or email byoc@pawekly.com



Did you know?

- The Palo Alto Weekly is adjudicated to publish in the County of Santa Clara.
- Our adjudication includes the Mid-Peninsula communities of Palo Alto, Stanford, Los Altos, and Mountain View
- The Palo Alto Weekly publishes every Wednesday and Friday.

Deadlines:

Wednesday Publication:
Noon Thursday

Friday Publication:
Noon Tuesday

Call Alicia Santillan (650) 326-8210 x239 to assist you with your legal advertising needs.

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REDWOOD CITY



OPEN SUNDAY

4108 Jefferson Avenue \$949,000
4BR 2BA Spacious Emerald Hills Home! Knotty Pine FR off kit-bonus rm-MBR suite-office-dual pane windows-views towards Stanford. EZ access to 280. Roy Cloud K-8.



Michelle Glaubert
650.598.2366
glaubert@pacbell.net

MENLO PARK



OPEN SUNDAY

2101 Clayton Dr \$1,699,000
3BR 4BA Second chance! Sale fell thru on this beautiful Tudor-style home - apprx 3000sf in Las Lomitas! Price reduced \$96,000! Rooms to room! Best value!



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LOS ALTOS HILLS



COUNTRY MANOR

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5BR 4+BA on 2.5 acres with a fabulous view. Gourmet kitchen, sitting rooms, family rm & living rm include fireplace. Gazebo, pool, and spa.



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PORTOLA VALLEY



OPEN SAT/SUN

264 La Cuesta Drive \$1,398,000
4BR 2.5BA Privacy surrounds you in this Ladera home. Large windows open up to front & backyards providing natural light & garden views. Acclaimed Las Lomitas schools.



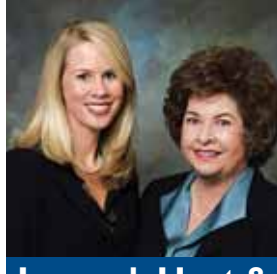
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PALO ALTO



OPEN SAT/SUN

365 Forest #4A \$1,050,000
3BR 2BA Spacious single flr, end unit. 4 balconies, 3rd BR office or den. Hwd flrs & carpeting in BRs. 2-car pkg. Unique architecture details - very private.



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PORTOLA VALLEY



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40 Iroquois Trail \$3,275,000
4BR 3.5BA Wonderful home on over an acre. Amazing Great room, gourmet kitchen, beautiful yard with black bottom pool, lawn, fully landscaped!



Erika Demma
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LOS GATOS



OPEN SAT/SUN

163 Kimble \$3,400,000
4BR 3.5BA + 2 offices. Stunning contemporary w/ views and terrific LG schools. Come see how much more your money buys! 4500 pristine SF on .8 acre.



Lucy Berman
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lucy.berman@cbtnorcal.com

WOODSIDE



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60 Ranch Road \$1,995,000
4BR 3BA Completely remodeled in 2001. Country Craftsman built with exceptional attention to detail. Located in the outstanding Portola Valley School District.



Judy Byrnes
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