

Home Front

PIE-IN-A-JAR ... Julie Propp will teach how to make simple, organic fruit fillings, pie dough and lattice tops in a class called "Pie-in-a-Jar" from 10 a.m. to noon on **Saturday, Jan. 19**, at the Arrillaga Family Recreation Center, 700 Alma St., Menlo Park. Take home three mini-pies. Cost is \$85 for nonresidents, \$64 for Menlo Park residents. Information: 650-330-2200 or www.menlopark.org

SOIL FOODWEB ... Theresa Lyngso, who's been brewing compost tea for seven years, will teach a class on the "Soil Foodweb" from 10:30 a.m. to 12:30 p.m. on **Saturday, Jan. 19**, at Common Ground, 559 College Ave., Palo Alto. Focus is on increasing and nurturing the aerobic organisms that make fertile soil. Cost is \$31. Information: 650-493-6072 or www.common-groundinpaloalto.org

SAY CHEESE ... Yannette Fichou Edwards will offer a cheese class — which includes demonstration, participation and a tasting — from 6:30 to 9 p.m. on **Tuesday, Jan. 22**, at Palo Alto High School, Room 103, 50 Embarcadero Road, Palo Alto. Cheese dishes include Rosemary Parmesan Wafers and Warm Goat Cheese Salad with hazelnuts. Cost is \$50. Information: 650-329-3752 or www.paadultschool.org

CREATING NATIVE GARDENS ... Dee Wong, maintenance division manager at the Village Gardener and member of the California Native Plant Society - Santa Clara Valley Chapter, will offer a series on California Native Gardens, beginning **Friday, Jan. 25**, from 9:30 to 11:30 a.m. at Gamble Garden, 1431 Waverley St., Palo Alto. Drawing from her field experience and extensively from "Care & Maintenance of Southern California Native Plant Gardens" by Bart O'Brien, Betsey Landis and Ellen Mackey, she will teach how to groom, prune and rejuvenate native plants. Cost is \$35 for nonmembers, \$25 for members, for each class. The second class is **Friday, Feb. 1**. Information: 650-329-1356 or www.gamblegarden.org

LOOKING FOR HANDSOME HOMES ... If you've noticed a well-painted house, outstanding front garden or unusual design in Palo Alto or very nearby, send a photo to cblitzer@paweekly.com. We are always scouting for interesting homes to write about.

ORGANIC EDIBLES ... Lisa and Kathleen Putnam will talk about "Organic Gardening Techniques for the Edible Garden" for the Garden Club of Los Altos at 1:30 p.m. on **Tuesday, Jan. 22**. The group meets at the Los Altos Lutheran Church, 460 S. El Monte Ave., Los Altos. Guests pay \$5. Information: www.gardencluboflosaltos.org ■

Send notices to Home Front, Palo Alto Weekly, P.O. Box 1610, Palo Alto, CA 94302, or email cblitzer@paweekly.com. Deadline is one week before publication.

Triple El

A close-knit Eichler community with long traditions



NEIGHBORHOOD SNAPSHOT

Homes in Triple El are mainly Eichlers, such as this one on nearby Blair Court, top, and Elsinore Drive, bottom. John Baum, middle, stands outside his Triple El home in December.

by Pierre Bienaimé
photos by Veronica Weber

“I wouldn’t expect anyone to have any kind of problems and not end up getting full support from the community,” said Jon Baum, a resident of Palo Alto’s Triple El neighborhood since 1971.

“It’s not as prestigious as Old Palo Alto. And certainly everybody’s their own individual, but at the same time it’s a really serious community in terms of people being there for each other and knowing each other.”

The neighborhood is named after three residential streets — Elsinore

(continued on page 35)



Current Listings and Recent Sales



475 Oxford Avenue, Palo Alto
List Price \$1,795,000

FOR SALE



Santa Ana Street, Palo Alto
List Price \$2,295,000

PENDING



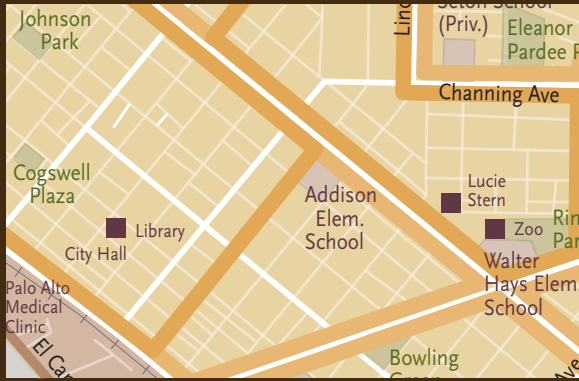
Emerson Street, Palo Alto
List Price \$3,495,000

SOLD



Guinda Street, Palo Alto
List Price \$3,195,000

SOLD



Downtown Palo Alto
(Private Sale)

SOLD



Channing Avenue, Palo Alto
List Price \$2,695,000

SOLD



Lincoln Avenue, Palo Alto
List Price \$2,495,000

SOLD



Ramona Street, Palo Alto
List Price \$2,080,000

SOLD



Lowell Avenue, Palo Alto
List Price \$2,195,000

SOLD



Santa Rita Avenue, Palo Alto
List Price \$2,295,000

SOLD



Emerson Street, Palo Alto
List Price \$1,998,000

SOLD



Cowper Street, Palo Alto
List Price \$1,195,000

SOLD



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DRE 01891857 | 650.701.3263
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This home on Elsinore Drive is typical of Triple El Eichlers.

Triple El

(continued from page 33)

Drive, Elsinore Court and El Cajon — between North California Avenue and Oregon Expressway and by Louis and Greer roads. Its sinuous streets are lined with Modesto ash and Chinese elm trees and comprise 68 homes; most are Eichlers built rapidly in the post-war era.

“That’s how they did it in the post-war period. Somebody would go out and buy a piece of farmland, and then get a permit

for subdivision,” Baum said.

A single-story mandate is a point of pride for most residents. According to Stew Plock (Triple El’s unofficial mayor), “Eight years ago, somebody wanted to build a second story,” he recalled. Although the city allowed that, covenants in the deeds prohibited building a second story. It took a vote by residents, who achieved a supermajority of 70 percent, to create a single-story overlay, officially prohibiting any second-story construction in the subdivision.

“Our properties sell within two

weeks of being listed with multiple bids above asking, and new owners cite our having the protection of an overlay and the inability of someone to have a two-story home right next to them as one of the reasons they found Triple El so attractive,” Plock wrote in an email.

“As a result, we continue to see young families with lots of kids moving in. When we have one of our three neighborhood events each year, there are typically 30-40 children participating, plus parents and neighbors,” he added.

Plock and Baum agree that the legal motions helped draw the community together: “Around Memorial Day we get as many neighbors for a potluck in this corner of the horseshoe. There’s a slight fee collected to cover the cost of putting that on, and with whatever’s left over, we get together around Labor Day and have an ice cream social.”

New Year’s Day also ushers in a Mummers Parade, a tradition with deeper roots in Plock’s hometown of Philadelphia.

Ed Yao and Amy Yang, who moved into the neighborhood in 2006, learned to love the relatively small size inherent to Eichler designs. “Once you move into one of these homes and you see all the lighting you get inside, and the openness of these Eichler designs ... you realize that’s part of the value, not having somebody towering over you,” Ed said.

Like many neighbors-to-be,

they had been invited to the neighborhood’s gatherings before moving in. “Obviously we know the people around us the best, but it is quite astounding how many people we do know in these couple of streets here, in the Triple El neighborhood,” he said.

It’s also “kind of an international community,” Amy said. Across the street are a few families from France, Switzerland and India. Another home is being rented from its owners, a couple that met in Japan and renovated their home’s interior in a Japanese style. They’re still living abroad, but stay in touch with Triple El’s residents. ■

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www.PaloAltoOnline.com

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

FACTS

CHILDCARE AND PRESCHOOLS (nearby): First Congregational Church Nursery School, 1985 Louis Road; Parents Nursery School, 2328 Louis Road; Duvneck Kids’ Club, 705 Alester Ave.

FIRE STATION: No. 3, 799 Embarcadero Road

LIBRARY: Main Library, 1213 Newell Road

LOCATION: Elsinore Drive, Elsinore Court and El Cajon Way

PARKS (nearby): Rinconada Park, 777 Embarcadero Road; Greer Park, 1098 Amarillo Ave.

POST OFFICE: Main, 2085 E. Bayshore Road

PUBLIC SCHOOLS: Duvneck Elementary School, Jordan Middle School, Palo Alto High School

SHOPPING: Midtown

2909 & 2911 Simkins Court

P A L O A L T O



A Home on the Green

OPEN HOUSE SUNDAY 1:30 - 4:30PM

A delightful duplex in a special location, includes 5 bedrooms, 5 full baths, and 2 half baths — perfect for living comfortably, conveniently, and even economically in Palo Alto! Enjoy the privacy on one side with separate in-law accommodations on the other, or generate great income renting the other side out. Or, combine both sides into one spacious, five bedroom home. With a beautifully landscaped front yard that looks out to the green expanse of Greer Park — this 3138 sq ft home is ready and waiting for exercise, dog-walking, or just enjoying the serenity of the wide open space — a rarity in Palo Alto. All five bedrooms are en-suite and both sides of this duplex are in excellent, move-in condition, each with its own private yard and trellised patio in the rear. Convenient to the Palo Alto Baylands, to Midtown shopping and restaurants. 7500 sq ft lot size. Excellent Palo Alto schools Palo Verde Elementary, JLS middle school, and Palo Alto High (buyer to verify designated school availability)

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www.2911Simkins.com

2394 Williams St. Interro Real Estate, install eight retrofit windows, \$3,600

102 University Ave. Circle Palo Alto, LLC, install mesh partition at storage area, \$800

4250 Pomona Ave. Campbell, remodel kitchen, laundry room, \$35,000

1985 Louis Road FCCPA, remodel landscape, \$90,000

3330 Hillview Ave. Stanford University, exterior alterations, \$85,000

1734 Webster A. & N. Gupta, remodel kitchen/nook/pantry/powder room, move laundry, \$86,000

337 Hawthorne Ave. Windy Hill LLP, remodel kitchen, bathroom, \$20,000

3557 Whitsell Ave. B. Cheng, update kitchen with new cabinets, appliances, electrical, \$18,000

4216 Manuela Ave. S. & P. Bruffman, replace fence, \$5,000

328 Guinda St. D. Henkels-Luntz, re-roof and two skylights, \$n/a

1494 Kings Lane J. Blum, remodel bathroom, \$5,000

857 Robb Road Zamer, swimming pool and spa, \$65,000

315 Cowper St. M. Kuhn, replace deck, \$2,500

480 Marlowe St. R. Taylor, replace window, \$4,800

675 El Camino Real remove equipment, antennas, \$n/a

180 El Camino Real, suite 369 new single-story retail building, \$4,564,000

1301 Bryant St. P. Craig, replace shower pan, redirect shower drain, \$4,500

3445 Tippawingo R. & M. Georgia, addition to master bedroom, bathroom, laundry room, remodel kitchen, garage, \$150,000

1441 Hamilton Ave. C. & K. Bavor, remodel kitchen, add bedroom, bathroom, remodel second-floor bath, \$68,000

Real Estate Matters

Tax disincentives to selling

by Michael Repka

Own^Oning real estate is part of the American Dream; a dream that is fully supported by federal and state tax policy. Both the federal government and Sacramento offer numerous tax incentives that encourage people to buy real estate, especially the home in which they live. Conversely, due to the strong appreciation of the Silicon Valley housing market, there are some significant tax rules that may serve as a disincentive to selling. Homeowners should be cognizant of all tax consequences when deciding whether or not to sell.

Capital gains tax erodes equity

Capital gains taxes are the most obvious cost to selling real estate that has appreciated over time. In 2012, the combined federal and California tax bite on the gain on real estate was almost 25 percent for taxpayers in the highest California tax bracket. Bear in mind that, unlike the federal government, California does not offer preferential tax rates for capital gains. Worse yet, these rates should be significantly higher going forward due to the passage of Prop. 30, which established higher income-tax brackets for individuals



earning more than \$250,000 (\$500,000 for married couples filing jointly), and a new 3.8 percent tax passed as part of "Obama-care." Further, there have been numerous calls to raise capital-gains rates above the 15 percent applicable in 2012. Although married couples filing jointly may be able to exclude up to \$500,000 in gain on their primary residence, many in Silicon Valley are sitting upon gain well in excess of this limit.

Proposition 13

After much debate, Prop. 13 was passed in the late '70s. Under Prop. 13, property values for tax-assessment purposes were pegged to the then-current property value and each property was taxed at the rate of 1 percent of that value. Further, the maximum annual increase to the property's assessed value was set at 2 percent unless there was a change in ownership. Because Silicon Valley prices have generally gone up far faster than 2 percent per year, many

long-term homeowners are paying substantially less property tax than they would if they sold and bought the identical house next door. Therefore, unless the taxpayer qualifies to transfer their property-tax value to their new house, they will lose their preferential property-tax rate if they sell their home.

Loss of basis step-up

One of the biggest tax costs to selling, which is often overlooked, is the loss of a basis step-up upon death. Although simplified, taxpayers are generally taxed on the difference between the selling price of their home and what they originally paid (including the cost of capital improvements to the home). However, under current IRS rules, the basis of the home (original cost plus improvements) is adjusted to the fair-market value of the home as of the date of death of the owner. If properly structured and held, this generally beneficial adjustment is made even if only one of the spouses passes away. However, if the property is sold prior to death, the entire gain may be subject to tax. Thus, elderly homeowners may be better served holding on to a highly appreciated property until their passing.

Incentives to sell

While there are a number of disincentives to selling, there are currently a few tax incentives as well. First, the federal capital-gains rate is generally considered low when

compared to the historical average. Even if the rate increases from 15 percent to 23.8 percent it is still lower than the 28 percent rate that was in place in the '90s. Many commentators feel that the capital-gains rates are more likely to go up than down in coming years.

Additionally, Internal Revenue Code Section 121 provides an exemption for the first \$250,000 in gain for most taxpayers (\$500,000 if married filing jointly) when they sell the personal residence in which they have lived for at least two of the past five years. However, any gain in excess of these limits is subject to tax. Therefore, taxpayers that are approaching \$500,000 in gain would benefit from selling and purchasing a new home, thus starting the climb towards the \$500,000 limit all over again.

Before deciding to sell a home, it is generally a good idea to speak with a tax professional or experienced real-estate agent about any possible opportunities to limit the tax bite. The right timing and approach could result in significant savings. ■

Michael Repka, managing broker and general counsel for DeLeon Realty, Palo Alto, formerly practiced real estate and tax law in Palo Alto. He serves on the Board of Directors of the California Association of Realtors. He can be reached at MichaelR@DeLeonRealty.com.

(continued on next page)

880 Chandler Way Burlingame



Burlingame Hills Elegance

Designed by John L. Stewart, this stunning, spacious home is situated on a private, gated cul-de-sac. The newly remodeled, contemporary kitchen and upper family room feature concrete counters and ebony-stained oak floors. The versatile lower second family room can easily accommodate work, exercise and media needs. Graced with an open floor plan and views, the multiple decks and flat yard further enhance the indoor and outdoor living on all levels. This beauty with modern amenities and fine details is a must see!

- 13 years new
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(continued from previous page)

1441 Hamilton Ave. C. & K. Bavor, remodel kitchen, add bedroom, bathroom, remodel bathroom, \$68,000

855 El Camino Real, suite 85 tenant improvement for Jamba Juice, \$100,000

3912 Laguna Ave. R. & K. Toft, two-story addition to one-story house, \$135,869

934 Illima K. Michael, remodel kitchen, greenhouse window, \$16,000

1131 Lincoln Ave. C. Bannon, remodel bathroom, re-roof, \$24,000

4198 King Arthurs Court S. Xu, convert family room to bedroom and bathroom, add pantry, remodel bathroom, \$40,647

4282 Ponce Drive R. Thompson, renovate bathroom, \$3,200

736 Forest Ave. D. Clementson, remodel kitchen, \$14,500

836 Sycamore Drive T. Yan & R. Lau, construct new two-story house with attached one-car garage, \$386,000

3478 Rambow Drive R. Stata, replace hardboard siding, \$36,000

1731 Park Blvd. S. Wanner, add half bath, bay window to accessory structure, \$16,000

3895 Page Mill L. & M. Wilkinson, new stairwell, recessed lighting, replace nine windows, \$75,000

900 Blake Wilbur Drive Stanford Real Estate, tenant improvement to first floor to be used as gift shop, \$40,000

102 E. Charleston Road H. Lui & S. Bao, change tub and tile in hallway bath, remodel master bath, \$n/a

1539 Mariposa Ave. C. Venkataraman, upgrade electrical panel, new tankless water heater, reroute sewer line, \$34,000

1635 Madrono Ave. S. Chism, install solar thermal rooftop system, replace water heater with storage tank, replace furnace, \$n/a

A Fresh Look

Rocks: the frugal decorator's ideal accessory

by Kit Davey

I have a thing about rocks. They're everywhere in my home — on window sills, in pots, nestled in secret corners. Some people would say I have rocks in my head, but, what better accessory could the frugal decorator ask for? Think about it — they're plentiful, beautiful and best of all, they're free.

A fellow rock-hound recently wrote asking for ideas for displaying her heap of stones. There are an astounding number of ways to use them in your home. Here are some of the ways I use them in mine:

- Create a mini Zen garden. Fill a large, low platter or tray with sand and add rocks of varying sizes and shapes. Arrange them at will, "raking" the sand with a fork to imitate the look of a Japanese meditation yard.

- Fill a wooden or natural-hued ceramic bowl with a handful of pebbles and display it on an end table, dresser or vanity top. On special occasions, fill the bowl with water and float a few colorful leaves or flowers on its surface.

- Go rock hunting on your next trip. Instead of buying souvenirs, bring back a pocket full of stones.



Use a fine-point waterproof pen to write the origin of the stone on the rock's underside. Display your geologic memorabilia on your bookshelf or étagère. Out in your yard, you can line them up on a fence rail, or heap them in a low flower pot. Use larger stones to line a flower bed or walkway.

- Intersperse a few river rocks in your bookshelves — they make great bookends. Or, fill a jar with small stones and use it the same way.

- Instead of using glass beads or marbles in a glass vase to hold up your flower arrangement, use your carefully selected pebbles. I like to use my green rocks in a tall, cylindrical vase full of calla lilies.

- Prop your door open with a beach cobble or chunk of serpentine.

- Lay smooth stones in one color around the base of a house plant, completely covering the soil. This works well for potted plants out on

your deck or patio, too.

- Have a fish tank or terrarium? Use your rocks to layer the floor of the tank.

- Use a nail to scratch a design onto a thin wedge of sandstone or other soft rock. My brother etched the head of a bighorn sheep onto a slab of red river shale. It sits on a plate stand on my parent's mantel.

- On your windowsill, mantel or vanity top, arrange loose rocks around the base of a potted plant, vase, pair of candelabras or sculpture.

- Make a rock bundle. Select a smooth fist-sized stone and decoupage it with bits of origami paper. Tie a feather, Chinese coin, antique button or fetish to the rock with a bit of raffia or leather. Place your art piece on a stack of papers on your desk or your coffee table.

- * Hang a small shelf unit on your bathroom wall, by your back door or in your bedroom and on it arrange your most unusual rocks. Cluster your rocks in odd-numbered groupings, leaving spaces in between each group. Try draping a necklace of natural stone amongst the rocks. You may want to add in a few shells, leaves, feathers, moss-covered twigs or mini stone-sculpture pieces.

- Make your own spirit stones. Collect several smooth, flat basalt stones from a riverbed or beach and clean off any soil or salt. Leaf through a book with designs you can copy (American Indian pottery motifs or Japanese woodcut patterns

work well). Use a fine-point permanent marker to draw one of the patterns onto the stone.

- Create a mosaic picture or mirror frame. Make or buy a simple, flat frame; this project won't work if you use a molded or complex frame. Using tile adhesive, adhere small rocks to the front of the frame, leaving an eighth to a quarter-inch of space between the pebbles. Let dry for two days. Follow the instructions on a box or bag of sanded tile grout (in the color of your choice) to fill in the gaps between the stones. The frame will look best if you use one color rock, rather than a wide variety.

- Create garden orbs using the same technique as above. Purchase Styrofoam globes, used for making Christmas tree ornaments, at your local craft store and apply pebbles in the same fashion. I made three orbs — small, medium and large — which I have moved from my front door, to my picnic table, to my coffee table and then to the floor by my armchair. They're now in my bathroom and look striking next to my one-of-a-kind mosaic mirror. Some people think they look weird, but then they just don't understand the true beauty of rocks, do they? ■

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

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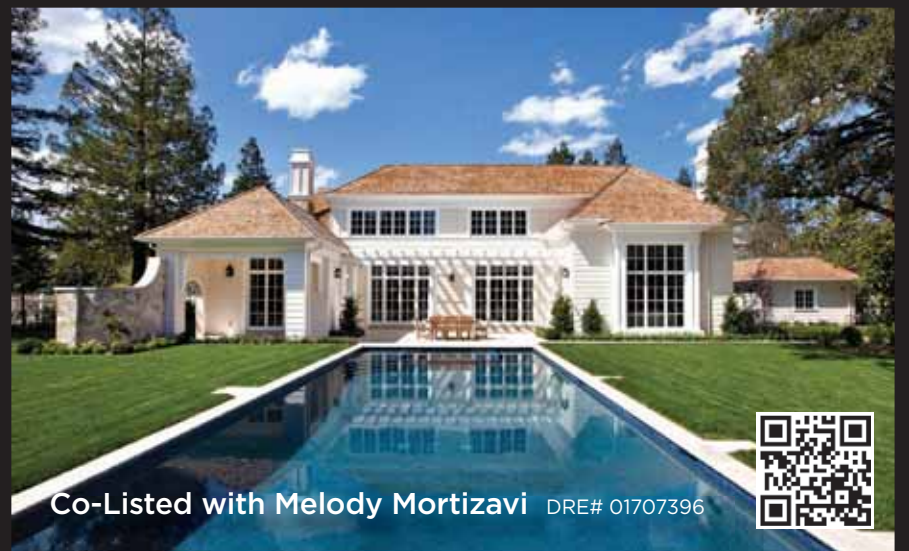
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1441 Franks Lane, Menlo Park

A gracious formal entry with window-box seating and a recessed lighted display-alcove welcomes you to this striking one-level home. Thoughtfully redesigned, the home was completely remodeled, expanded, and updated in 2005 including, but not limited to, replacement of the major electrical, plumbing, and heating systems. Under the careful watch and guidance of its current owners, the attention to detail is evident throughout. Function and style are skillfully integrated with one another to provide comfortable and warm everyday living.

Elegantly appointed and featuring three bedrooms and two bathrooms this appealing home with formal dining room is beautifully accented by crown molding, gleaming hardwood floors, recessed lighting, dual pane windows, high-quality appliances, finishes, cabinetry, and custom tile work. A lovely paver tile patio entertainment area with top of the line outdoor kitchen provides wonderful California living. Ideally located and in close proximity to all local conveniences, including popular Alameda and Sharon Heights shops, Stanford University and highway 280 commute routes.

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Happy New Year!!



79 Quail Court, Atherton, \$2,999,999

Many thanks you to our loyal friends & clients. You made 2012 a Very Happy Old Year and we look forward to celebrating a Happy New Year with you in 2013.



101 Stockbridge, Atherton, \$3,500,000

The list is getting longer!
Join the list of our very satisfied clients who retained us in 2012.



5 Chateau, Menlo Park, \$1,750,000

Free Market Analysis,
Staging and Home
Preparation, access to
our preferred vender list
AND MORE.

*Happy New Year,
Ann & Denis*



925 South Road, Belmont, \$1,350,000



DRE# 00862018



DRE# 004647052

DENIS MORRISSEY
Denis.Morrissey@cbtnorcal.com
650-245-2448

ANN GRIFFITHS
www.annmgriffiths.com
650-322-6666



2 Alverno Court, Redwood City, \$1,350,000



PRESENTS



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

661 SEALE AVENUE PALO ALTO

WONDERFUL OPPORTUNITY IN
DESIRABLE OLD PALO ALTO
ON 10,000 SF LOT

Located on a lovely tree-lined street in one of Palo Alto's finest neighborhoods. This quaint and charming 1,250 sq ft home offers 3 bedrooms and 2 baths on a 50 x 200 lot. Additional 1 bedroom, 1 bath cottage at the rear of the property. Located in Old Palo Alto close to top rated Palo Alto schools, parks, and convenient commuter access to 101 and 280.

OFFERED AT \$2,495,000.



www.661Seale.com



COTTAGE



ALAN DUNCKEL

Cell: 650.400.0327

adunckel@apr.com

DRE # 00866010





Beautifully updated home with Hillside Views



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Lunch & Lattes at the Open House!**
OPEN HOUSE SATURDAY & SUNDAY 1:30PM - 4:30PM

12031 Hilltop Drive LOS ALTOS HILLS

Atop the hills in a serene, lush setting, this 3 bedroom, 3 bath home of 3,018 square feet features bright rooms and sweeping views on a large 56,192 sq. ft. lot. The spacious living room's vaulted ceilings and wood-burning fireplace create a warm, welcoming space, the wall of windows featuring views of the foothills and the backyard patio. The master suite includes a large bedroom, sitting area, walk-in closet and spacious en suite bath. Updated with fine finishes, the stunning eat-in kitchen features a walkout to the patio, perfect for an outdoor dining and entertainment space, and the large backyard is ideal for creating a beautiful garden.

Listed at \$1,798,000



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For video tour, more photos and information please visit:

www.12031Hilltop.com



802 Pico Lane , Los Altos

Open Sat and Sun 1:00 to 4:30



Custom Built Los Altos Home

Located on a charming small cul-de-sac, this custom crafted single-level home has been thoughtfully designed to create a spacious, sun-filled floor-plan, perfectly blending perfectly with the surrounding neighborhood. The use of gently curved archways, accented by glowing Brazilian Cherry-wood floors, marble and granite echo throughout the design of the home producing a warm and inviting ambiance.

- Four sunlit bedrooms and three and half baths
- Welcoming entry with dramatic soaring ceiling
- Formal living room highlighted by an expansive picture window and cozy gas fireplace
- Large formal dining room features a designer central chandelier and recessed lighting
- Gourmet kitchen, centered by a large work/dining island, boasts beautiful cabinetry, granite slab counters, and stainless steel Thermador and Electrolux appliances
- Open family room with casual dining area, high peak ceiling, fireplace and sliding doors opening to the back garden and patio
- Spacious master suite with very large walk-in closet and luxurious bath with spa tub and separate shower
- Tucked behind a white picket fence, beautifully landscaped gardens surround the home
- Home is approximately 2487 sq. ft. on large 8250 (+/-) sq. ft. corner lot
- Los Altos Schools



Grace Wu
Direct 650.543.1086
Cell 650.208.3668
gwu@apr.com
DRE#:00886757



Offered at \$2,298,000



NOT ON MLS CLASSIC CAPE COD IN OLD PALO ALTO

BY APPOINTMENT ONLY



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bob@serenogroup.com
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224 CHURCHILL AVENUE, PALO ALTO

\$4,395,000



Situated on a large lot, this beautifully updated Cape Cod-style home with pool and landscaping offers the best of indoor/outdoor living and unlimited potential in the heart of coveted Old Palo Alto.

- 13,000 s.f. lot (100 x 130)
- 3,198 s.f. home per appraisal
- 4 Bedroom/4 Bath Home (2 downstairs/2 upstairs)
- Updated Chef's kitchen

BOB'S RECENT PALO ALTO SALES

405 MARLOWE STREET



Spacious one-story home on a 10,000 s.f. lot.
Remodel or build your dream home. Lots of potential.
List Price \$2,595,000

525 GUINDA STREET



Gorgeous new construction with modern interior finishes.
Within walking distance to downtown Palo Alto.
List Price \$2,495,000

THINKING OF SELLING IN 2013?

Call me to discuss the best marketing strategy for your home and to find out more about my services including complimentary staging and network of subcontractors.

OPEN SAT & SUN 1:30-4:30



PRESTIGIOUS UNIVERSITY AVE — STROLL TO DOWNTOWN LOS ALTOS

516 UNIVERSITY AVE
\$2,890,000

Located by Shoup Park on one of the most coveted streets in Los Altos, this meticulously maintained home with a recently remodeled interior and designer-selected colors, wide plank hickory hardwood floors, and fine finishes throughout are perfect for the Los Altos lifestyle.

SUMMARY OF THE HOME:

- 4 bedrooms and 3.5 bathrooms
- More than 3,000 s.f. on 2 levels
- Step-down living room with wood-burning fireplace, exposed ceiling beams, and banquette seating
- Formal dining room opens to the rear deck through double French doors
- Stunning gourmet kitchen with bead board cabinetry, center island, granite slab countertops & stainless steel appliances
- Inviting family room, extending from the kitchen, has a wood-burning fireplace and surround sound
- Spacious main-level master suite plus two additional bedrooms with a shared bathroom
- Lower-level bedroom suite, perfect for guests, plus a large central room with versatile use for recreation or media needs



ED GRAZIANI
(650) 947-2992
(408) 828-1579
ed@serenogroup.com
www.EdGraziani.com
DRE # 01081556

Local Connections
Global Exposure

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OTHER CURRENT LISTINGS BY ED GRAZIANI

CO-LISTED WITH ALISTAIR CRAFT & RICK WHITE



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PAJARO DUNES

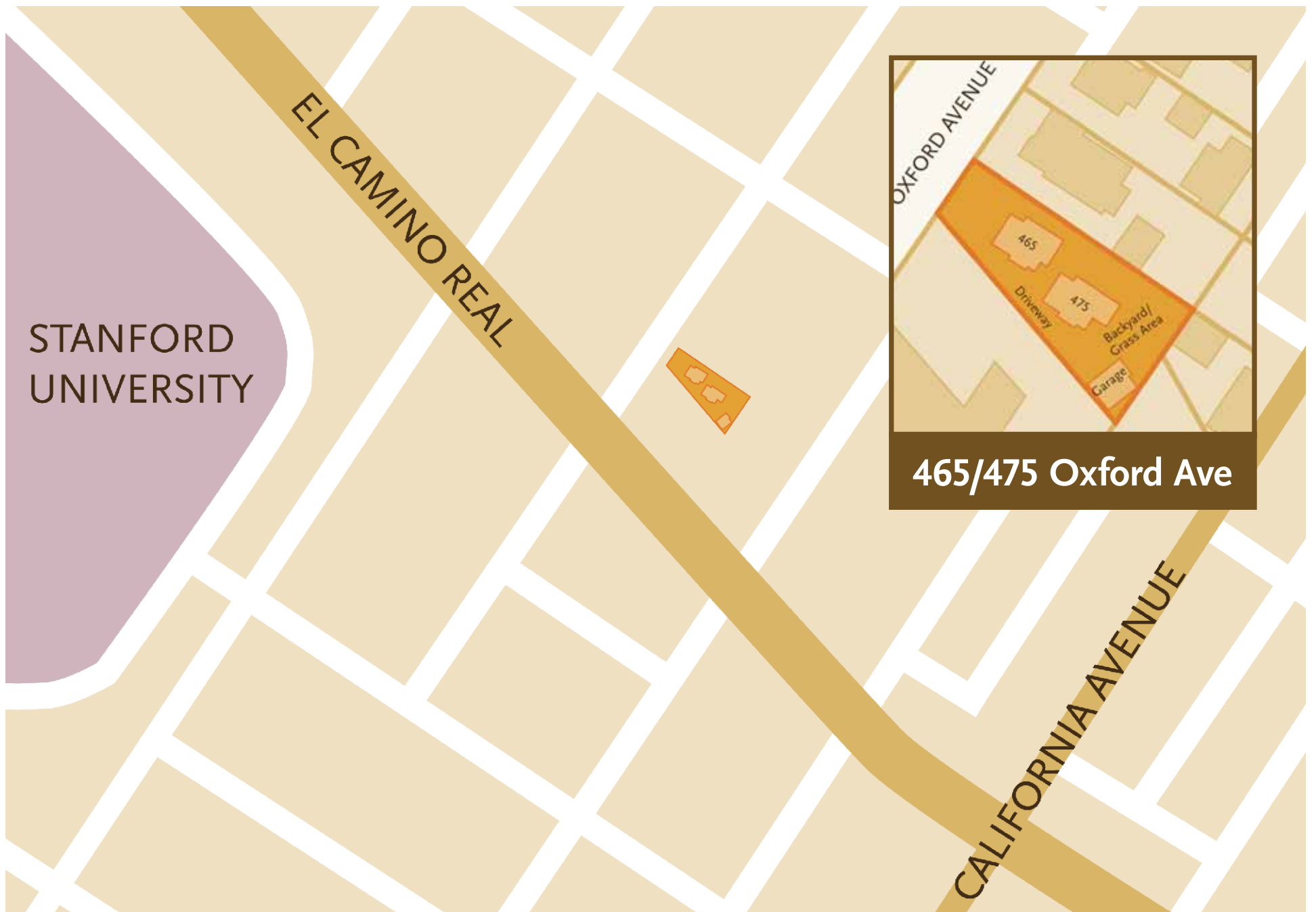
CO-LISTED WITH ALISTAIR CRAFT & RICK WHITE



PASATIEMPO
GOLF & COUNTRY CLUB



1729 MARICH WY
MOUNTAIN VIEW



Investment Opportunity

465/475 Oxford Avenue, Palo Alto

WWW.475OXFORD.COM

Offered at \$1,795,000 | Lot ±8,512 sf

465 2BR/1BA | ±663 sf

475 2BR/2BA | ±778 sf



Michael's sales team includes Summer Brill and Noelle Queen

Michael Dreyfus, Broker

DRE 01121795 | 650.485.3476
mdreyfus@dreyfusproperties.com



Summer Brill, Sales Associate

DRE 01891857 | 650.701.3263
sbrill@dreyfusproperties.com



Noelle Queen, Sales Associate

DRE 01917593 | 650.427.9211
nqueen@dreyfusproperties.com

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ATHERTON \$5,895,000
6 BR 5.5 BA Fabulous Cape Cod style remodeled home located in West Atherton. Pool w/spa, guest house.
Natalie Comartin, DRE #01484129 650.324.4456



1100 SHARON PARK DR #32, MENLO PARK \$889,000
Sun 1 - 4 | 3 BR 2 BA Sophisticated condo, new kitchen, baths, carpet; garden views from every window.
Sarah Elder, DRE #00647474 650.324.4456



3373 CORK OAK WY PALO ALTO \$1,795,000
Sun 1:30 - 4:30 | 7 BR 3 BA Atrium style Eichler w/2nd story. Orig. features/finishes retained. 2-car gar. Cul-de-sac.
Nancy Goldcamp, DRE #00787851 650.325.6161



537 THAIN WY, PALO ALTO \$869,000
Sat/Sun 1:30 - 4:30 | 2 BR 2 BA Upstairs unit in Barron Square complex w/pool, tennis, jacuzzi, sauna & club house.
Jennifer Pollock & Deanna Tarr, DRE #01215021/00585398 650.324.4456



1108 LOS TRANCOS RD, PORTOLA VALLEY \$849,000
Sun 1:30 - 4 | 2 BR 1 BA Charming, fully upgraded cabin-style home in great school district. New carpets & paint.
Laura Flores, DRE #01709648 650.324.4456



3371 DOVER RD, REDWOOD CITY \$799,000
Sun 1:30 - 4:30 | 2 BR 2 BA Charming home on large lot west of Alameda de las Pulgas! Large driveway and lush yard!
DiPali Shah, DRE #01249165 650.325.6161



PRIME LOCATION! WOODSIDE \$29,000,000
Private prestigious location. 11+ acre property in central Woodside close to town.
Susie Dews & Shena Hurley, DRE #00781220/01152002 650.325.6161



CENTRAL WOODSIDE, WOODSIDE \$7,500,000
One of Woodside's finest building sites on a premier street in Woodside School district.
Scott Dancer, DRE #00868362 650.851.2666



240 ALLEN RD, WOODSIDE \$2,498,000
Sat/Sun 1:30 - 4:30 | 4 BR 3.5 BA Extensively and beautifully remodeled home. Breathtaking view of forest and ocean.
Shawna Sullivan/Lea Nilsson, DRE #00699379 650.328.5211



SAT/SUN 1:30 - 4:30 1131 SAXON WAY \$3,850,000
5 BR 5.5 BA Exceptional 2-M hm, fabulous style & designer finishes. Fully landscaped deep & priv lot.
Hossein Jalali, DRE #01215831, 650.323.7751



SUN 2 - 4 562 SAND HILL CI \$1,275,000
3 BR 2.5 BA Form & function this stylish twnhm has mstr ba w/heated tile flr & fin. walk-in closet!
Maya & Jason Sewald, DRE #00993290/01732384 650.323.7751



SAT/SUN 1:30 - 4:30 457 OAK RIDGE DR \$699,000
2 BR 1 BA Charming hm on cul-de-sac on West side. Roy Cloud Elem. Remod Kit & Ba. Huge, oversized lot.
Liz Daschbach, DRE #00969220 650.323.7751

ATHERTON
Sun 1:30 - 4:30 76 Ridge View \$4,695,000
5 BR 4.5 BA Upd & expanded circa 1941 mid-century modern hm. Tom LeMieux, DRE #01066910, 650.323.7751

Sat 1 - 4 79 Normandy Lane \$3,888,000
4 BR 3 full BA + 2 half Stunning Atherton 8 YO hm w/5520 sf of liv space. Keri Nicholas, DRE #01198898, 650.323.7751

LOS ALTOS
Los Altos Schools \$1,795,000
3 BR 2 BA Custom built home located on approx 1.27 ac lot. Paul Skrabo, DRE# 00665727, 650.323.7751

MENLO PARK
Sat 1 - 4 348 Lennox Av \$3,498,000
5 BR 4.5 BA Stunning home in prime Felton Gables. Keri Nicholas, DRE #01198898, 650.323.7751

Sun 2 - 4 1052 Sierra Dr \$2,950,000
4 BR 3.5 BA Chef's kit, sumptuous master bedroom ste w/fplace. Maya & Jason Sewald, DRE #00993290/01732384, 650.323.7751

Sat 1-4 202 Santa Monica \$1,498,000
4 BR 2 BA Just Listed in MP. Do Not Miss! Keri Nicholas, DRE# 01198898, 650.323.7751

Sat 1 - 4 471 O'connor St \$1,395,000
4 BR 3.5 BA Elegant LR, gourmet chefs kit. Exquisite mstr ste. Keri Nicholas, DRE #01198898, 650.323.7751

PALO ALTO
Sun 1:30 - 4:30 1190 Hamilton Av \$2,795,000
3 BR 3.5 BA English storybook home with enchanting gardens. Bonnie Biom, DRE #01085834, 650.324.4456

Sun 1:30 - 4:30 187 Bryant St \$1,795,000
4 BR 3 BA Remodeled with hardwood & travertine floors. Tom LeMieux, DRE #01066910, 650.323.7751

PORTOLA VALLEY
Spectacular Views \$7,250,000
3 BR 3.5 BA Visually stunning modern home atop 1.59 ac knoll. Helen & Brad Miller, DRE #01142061/00917768, 650.851.2666

Impeccable Modern Design \$5,995,000
4 BR 5 BA Exquisite with Windy Hill views. 280Nathorst.com Joe & Ginny Kavanaugh, DRE #01351481/00884747, 650.851.1961

World Class Setting \$4,400,000
Build dream home on 8.7 acs, w/Windy Hill Views. Joe & Ginny Kavanaugh, DRE #01351481, 00884747, 650.851.1961

40 Antonio Ct \$4,200,000
Build your world-class estate on approx. 4.48 acs Joe & Ginny Kavanaugh, DRE #01351481, 00884747, 650.851.1961

Prime Westridge Location \$3,650,000
4 BR 3.5 BA Expansive home w/spectacular views, usable 2.6 acs Joe & Ginny Kavanaugh, DRE # 01351481, 00884747, 650.851.1961

Sun 1:30 - 4:30 900 Wayside Rd \$3,495,000
5 BR 3.5 BA Custom home on 1 acre w/huge garage & workshop. Jean & Chris Isaacson, DRE #01754233, 650.851.2666

50 Sioux Way \$3,400,000
3 BR 4 BA Contemporary, Windy Hill views, 1+ ac, pool & gsthse Joe & Ginny Kavanaugh, DRE # 01351481, 00884747, 650.851.1961

In Portola Valley Ranch \$2,350,000
4 BR 2.5 BA Stunning contemporary w/coastal mountain views. Joe & Ginny Kavanaugh, DRE # 01351481, 00884747, 650.851.1961

185 Echo Ln \$2,100,000
4 BR 3.5 BA Spacious home, 1/3+ acre near schools & shops Joe & Ginny Kavanaugh, DRE # 01351481, 00884747, 650.851.1961

Great Location! \$2,100,000
5 BR 3.5 BA Spacious 2-story home on over 1/3 ac. LR, formal DR. Joe & Ginny Kavanaugh, DRE # 01351481, 00884747, 650.851.1961

Architect Designed Home \$1,879,000
3 BR 2 BA Recent construction on 1/3 ac with canyon view. Jean & Chris Isaacson, DRE #01754233, 650.851.2666

1044 Los Trancos Rd \$659,000
1 BR 1 BA Los Trancos Woods home w/private views. Joe & Ginny Kavanaugh, DRE # 01351481, 00884747, 650.851.1961

REDWOOD CITY
Sat/Sun 1:30 - 4:30 285 Jeter St \$1,299,000
3 BR 2 BA Renovated, spacious hm in the heart of Mt. Carmel. Brendan Royer, DRE #01350736, 650.324.4456

SAN CARLOS
Sat/Sun 1:30 - 4:30 429 Sycamore St \$1,110,000
4 BR 2.5 BA Spectacular bay views. Remodeled w/ many upgrades. Gene Thornton/Jon Anderson, DRE #00875041, 650.325.6161

WOODSIDE
Woodside Estate Home \$15,995,000
3 BR 3.5 BA Gated home surrounded by just under 7 acres. Steven Gray, DRE #01498634, 650.851.2666

Western Hills Views \$6,999,000
5 BR 4.5 BA Spacious Tri-level contemporary home on 6+ ac. Margot Lockwood, DRE #01017519, 650.851.2666

Western Hill View \$3,795,000
4 BR 4.5 BA Beautifully updated w/expansive views to the Bay. Steven Gray, DRE #01498634, 650.851.2666

Sun 1:30 - 4:30 125 Lynn Wy \$3,495,000
4 BR 4.5 BA Phenomenal views on approx 1 ac lot on cul-de-sac. Tata Vahdatpour, DRE #01237096, 650.323.7751

Woodside Hills \$2,588,000
4 BR 3 BA Contemporary style home with spacious floor plan. Steven Gray/Matt Shanks, DRE #1498634/00673285, 650.851.2666

Sat 1 - 4 500 W California Wy \$1,895,000
3 BR 3.5 BA Beautiful upd hm. Eat-in gourmet kit 2 mstrs sts! Jennifer Whelan, DRE #1721877, 650.323.7751

Sun 1 - 4 230 Star Hill Road \$1,499,950
3 BR 3 BA Large custom home on 2AC w/stunning ocean view. Valerie Trenter/Michelle Glaubert, DRE #01367578/00656669, 650.323.7751

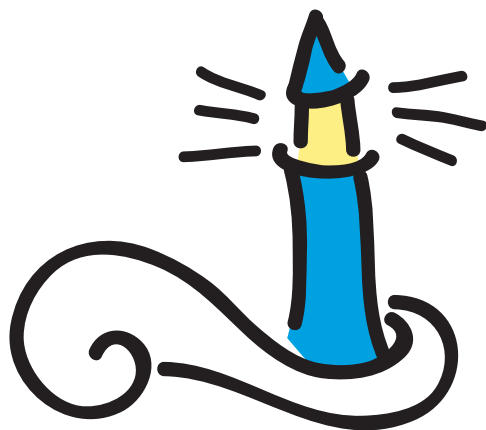
Peace & Quiet \$1,395,000
17.6 ac of forest. Beautiful private estate site. Scott Dancer, DRE #00868362, 650.851.2666

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Answers to this week's puzzles, which can be found on page 53.

M	A	D	E		H	I	P		T	E	R	R	I		
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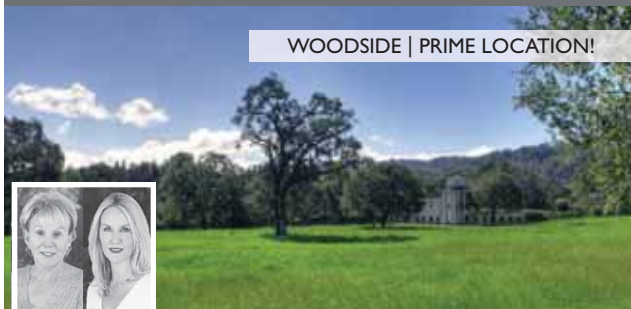
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WOODSIDE | PRIME LOCATION!



SUSIE DEWS & SHENA HURLEY
650.302.2639
SDews@CBNorCal.com
DRE #00781220/01152002

201 MOUNTAIN WOOD LN \$29,000,000
Private and prestigious location completes this 11+ acre property located in central Woodside within walking distance to town.



PORTOLA VALLEY | SPECTACULAR VIEWS



HELEN & BRAD MILLER
650.400.3426
hmiller@cbnorcal.com
DRE #01142061/00917768

1 GROVE CT \$7,250,000
3BD/3.5BA. Visually stunning modern home with floor to ceiling windows atop quiet 1.59 acre knoll near center of town with spectacular views.



ATHERTON | EXQUISITE ESTATE



HANNA SHACHAM
650.752.0767
hshacham@cbnorcal.com
DRE #01073658

SHOWN BY APPOINTMENT \$4,995,000
Fantastic 5,638 SF, two-story estate on a peaceful cul-de-sac in West Atherton. Lovely private gardens w/lawn, patio, pool & tennis court.



MENLO PARK



TOM LEMIEUX
650.329.6645
tom@tomlemieux.com
DRE #01066910

24 SAN JUAN AV \$3,450,000
Mediterranean outside w/ modern interior design, 4 bedrooms each w/ private bath. Do not miss! Co-Listed w/ JoAnn Bedrossian @ Keller Williams.



WOODSIDE | OPEN SAT/SUN



LEA NILSSON
650.218.9896
eisennilsson@gmail.com
DRE #00699379

240 ALLEN RD \$2,498,000
Stunningly beautiful home. Breathtaking views of ocean and forest! 4 bedrooms, 3.5 baths. Spacious 3900+sf. 8+ acres.



MUST SEE!

PORTOLA VALLEY RANCH



JOE & GINNY KAVANAUGH
650.400.5312
www.TheKavanaughs.com
DRE #00884747/01351481

8 HAWKVIEW ST \$2,350,000
4BR/3.5BA stunning contemporary w/coastal mountain views, updated kitchen and baths. Community pool, tennis facilities and much more. www.8Hawkview.com



PALO ALTO | OPEN SUNDAY



NANCY GOLDCAMP
650.400.5800
www.nancygoldcamp.com
DRE #00787851

3373 CORK OAK WY \$1,795,000
Midtown Eichler. Atrium style flr plan w/2nd story added. 7BR/3BA. Family rm. Lg dining rm. LR w/FP. Original features/finishes. 2-car gar. Cul-de-sac



LOS GATOS



ALEXANDRA VON DER GROEBEN
650.400.0717
info@alexandraindshomes.com
DRE #00857515

111 LOMA VISTA CT \$1,469,000
Cul-de-sac location. Inside is perfection. High ceilings. Extra large lot. Tons of charm! You'll have it all!



MENLO PARK | NEW LISTING!



STEVE BELLUMORI
650.752.0826
sbellumori@cbnorcal.com
DRE #00494595

1441 FRANKS LN \$1,445,000
Las Lomitas! Beautifully remodeled "to the studs" 3 bedroom, 2 bath home! Outstanding home and new to the market!



SAN JOSE



GREG STANGE
650.208.5196
Greg.Stange@CAMoves.com
DRE #01418178

10600 STORY LN \$1,198,000
4 bedroom, 2.5 bathroom Spanish villa with classic Old World charm on 1.41 acres with amazing views. Great for entertaining!



SAN CARLOS | OPEN SAT & SUN



GENE THORNTON
650.400.3289
GThornton@CBNorCal.com
DRE #00875041

429 SYCAMORE ST \$1,110,000
Extensively remodeled 2 story, 4BR/2.5BA home w/ many upgrades. Beautiful bay view! HW floors, 2 fireplaces, 2 car garage, large deck for entertaining.



SAN CARLOS | OPEN SAT-SUN 1-4 PM



ELAINE WHITE
650.566.5323
ewhite@cbnorcal.com
DRE #01182467

1439 CORDILLERAS \$959,000
Sparkling updated 3BD/2BA with granite kitchen, hwd floors, big master suite w/sitting area, new roof, water heater, landscaping.



PALO ALTO | OPEN SAT-SUN



JENNIFER POLLOCK & DEANNA TARR
650.867.0609
650.752.0833
DRE #01215021/00585398

537 THAIN WY \$869,000
Wonderful upstairs unit in Barron Square. 2BR/2BA, 2 balconies, FP. Complex w/pool, tennis ct, jacuzzi, sauna & club house. Gunn High School.



REDWOOD CITY | OPEN SUNDAY



DIPALI SHAH
415.572.1595
Shah.DiPali@gmail.com
DRE #01249165

3371 DOVER RD \$799,000
Charming home on large lot west of Alameda de las Pulgas! 2 bedrooms, 2 baths. 1 car garage with long driveway for multiple car parking and lush yard!



REDWOOD CITY | OPEN SAT/SUN



LIZ DASCHBACH
650.207.0781
DRE #00969220

457 OAK RIDGE DR \$699,000
Charming hm on desirable cul-de-sac on West side. Roy Cloud Elem. Remod Kit & Ba. Huge, oversized lot. Expansion potential.

CaliforniaMoves.com | facebook.com/cbnorcal

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