Our NEIGHBORHOODS
Atherton • Menlo Park • Portola Valley • Woodside

A look at the people, places and happenings that define these communities’ neighborhoods

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THANK YOU TO MY CLIENTS

As we head out of the Holiday Season and into the New Year, I would like to thank all of my wonderful clients for another great year in real estate!

5 TIPS FOR STICKING TO YOUR NEW YEAR’S RESOLUTION

1. DON’T FIXATE ON A DATE
   Day one does not need to be January 01, 2023. Think about what will be most productive with regard to your life and map your steps according to that.

2. CREATE A REALISTIC, THOUGHTFUL PLAN
   Divide your goals into more manageable chunks so that it is easier for you to stay on track. Big goals are achieved with smaller steps and perseverance.

3. MARK YOUR PROGRESS
   Whether with a red X, or a check mark, or a spreadsheet, be sure you are recording your growth so you can see how far you have gone.

4. CELEBRATE ALONG THE WAY
   Give credit where credit is due! Do not forget to remind yourself of why you started and appreciate what you have accomplished.

5. BE OKAY WITH CHANGE
   Sometimes we start down one path and end up on another. It is okay if cross out a goal and add a new one, or decide that you want an entirely new list of resolutions. The important thing is to be intentional and enjoy the experience!

SEAN FOLEY
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Considering Buying or Selling?
Contact us so we can help you plan now for the future.

We are honored to be one of RealTrends’ Top Teams for 2022
To learn more about us, please scan here
The section of the Midpeninsula encompassing Menlo Park, Woodside, Atherton and Portola Valley is characterized by its intriguing contrasts. The area is known as a haven for the influential and innovative, but take a walk and you’ll find historic architecture. The influence of the tech industry and the bustle of Silicon Valley is obvious, but you can always find a nearby forest trail or lush hideaway to get away from it all. The large parcels and thriving nature can make neighborhoods feel private and wild, yet communities stay tight-knit.

These contrasts are what make the tucked-away communities of these cities and towns so valuable, both to their residents and anyone who wants a peaceful place to explore. Although nearby Caltrain stations make it easy enough to escape to close cities like San Francisco or San Jose, these quiet and small communities have more than enough to do if you know where to look.

Our 2023 guide provides an in-depth guide to these residential areas and uncovers what makes each of them unique. From those interested in buying a house in the area to those born and raised in the community, anyone can benefit from this look at the practical and intangible draws to each of these neighborhoods. Inside, you’ll find maps showing the boundaries of each area, fact boxes outlining information about local schools, parks and shops, as well as features revealing the people, places and activities that make each region special.

What to learn more? Neighborhood maps and more information about the area’s neighborhoods not included in this magazine is available at AlmanacNews.com/real_estate. You can also find profiles of neighborhoods in Palo Alto, Mountain View and Los Altos at that website.

If your neighborhood was overlooked — or if you found an error in our coverage — please contact John Bricker, who edited this publication, at 650-223-6517 or jbricker@paweekly.com. We would love to hear from you.

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Index

ATHERTON ............................................. 7
West Atherton .................................. 10
Lloyd Park ....................................... 13
West of Alameda ............................... 15
Atherton Oaks ................................. 17
Lindenwood .................................... 19

MENLO PARK ...................................... 21
Downtown Menlo Park ....................... 24
Suburban Park/Lorelei Manor/ Flood Park Triangle ......................... 27
Sharon Heights ................................ 29
South of Seminary/Vintage Oaks ........ 31
The Willows ................................... 33
Linfield Oaks .................................. 35
Felton Gables .................................. 37
Allied Arts ...................................... 39
Central Menlo Park ......................... 43
University Heights ......................... 45
Park Forest .................................... 47
Menlo Oaks .................................... 49
Belle Haven .................................... 50
Fair Oaks ....................................... 50
Stanford Weekend Acres .................. 51
Stanford Hills ................................. 51

PORTOLA VALLEY .............................. 53
Portola Valley Ranch ....................... 56
Ladera .......................................... 59
Central Portola Valley ....................... 61
Woodside Highlands ....................... 62
Los Trancos Woods/Vista Verde ........ 62
Brookside Park ............................... 63
Blue Oaks ...................................... 63
Westridge ....................................... 63

WOODSIDE ...................................... 65
Kings Mountain/Skyline .................... 68
Mountain Home Road (Central Woodside) .................. 71
Woodside Glens ............................. 73
Woodside Hills ............................... 74
Woodside Heights ......................... 74
Skywood/Skylonda ......................... 75
Family Farm/Hidden Valley ............. 75
Emerald Hills ............................... 77

ON THE COVER
Photos by Vivian Cromwell, Magali Gauthier, Michelle Le and Natalia Nazarova.

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Additional copies of the Almanac’s Our Neighborhoods, as well as companion publication — Our Neighborhoods Palo Alto — are available at the Almanac for $5 each or online at AlmanacNews.com/real_estate.

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EDUCATION
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For market updates, visit my YouTube channel, Real Time Real Estate - Silicon Valley - RTRE-SV - by scanning the QR Code or text, email or call me.

SELLER – LL
“We chose Siobhan as our agent because she offers a personal approach to marketing her listings and her strong video skills really helped to tell our story; the videos showcased and highlighted all of the special aspects of our home that we wanted to share with would-be owners and this certainly helped to generate multiple offers and get us Top Dollar... achieving record breaking results for our neighborhood!”

BUYERS – J & C
“We had already put offers in on a couple of homes and lost out in multiple offer situations. Because of her collaborative relationships with fellow agents, Siobhan found us a property that was not yet listed on the MLS and we were able to get our great house, in one of the best neighborhoods of RWC, without crazy multiple-buyer competition!”

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Therton’s 1-acre-minimum lots attract everyone from CEOs to current and former professional athletes. Once part of a Spanish rancho, the town of Atherton was incorporated in 1923. One of its first rules was to ensure that lots would not be subdivided into parcels smaller than an acre — a rule that largely still stands. Atherton could hardly be considered the “country” these days, and yet that’s partly how the town got its start: summer retreats for wealthy San Franciscans, with the seasonal hamlet’s train depot allowing for easy travel to and from the city. More than a century later, due to consistently low ridership numbers, the town of Atherton and commuter rail service Caltrain mutually agreed in late 2020 to close the station. The shuttering of rail service sees the end of an era that helped bring Atherton into being. The town routinely tops lists of the nation’s most expensive ZIP codes. And new community resources are coming to the town; in 2022, the town came together to celebrate the opening of the new Atherton Library on Fair Oaks Lane with fanfare, food and music.

Neighborhoods

- Lindenwood
- Atherton Oaks
- Lloyden Park
- West Atherton
- West of Alameda
Over $3.9 billion in Atherton Sales
Ranked #3 Small Team in the Bay Area and #18 in the nation per RealTrends report (June 2022)
Those interested in immersing themselves in the arts should head over to Menlo School’s Spieker Center for the Arts. Considered a community arts hub, the newly opened center offers plenty of opportunities to experience live music, stage and dance performances, film festivals and other arts-related events year-round. The 40,000-square-foot center boasts a 40-foot-wide stage, an orchestra pit and a 380-seat auditorium.

Of all the neighborhoods in the town of Atherton, West Atherton may be the towniest. Home to some of Silicon Valley’s most elite executives and investors, the neighborhood is one of the most sought-after residential areas in the San Francisco Bay Area. Like most of Atherton, homes here are located on lots of 1 or more acres and tend to be secluded behind private gates and large hedges. These homes typically sell for $10 million and above. West Atherton had relatively humble beginnings. In 1860, Faxon Dean Atherton, a merchant from Massachusetts, purchased 640 acres for $10 apiece and built a modest family home. The town’s founder raised his seven children in this home. Some of their names are commemorated on the street signs today: Elena, Isabella and Alejandro. At the center of West Atherton’s social life is the renowned Menlo Circus Club, which resides on the location of Atherton’s original home. This private country club features state-of-the-art equestrian facilities, tennis courts, pools and a stunning clubhouse. Here are six places to explore while visiting West Atherton.

**MENLO CIRCUS CLUB**

190 Park Lane

Both a historic feature and focal point of the neighborhood’s social life, Menlo Circus Club has hosted polo, horse shows and other events for about a century. Here, visitors can watch the club’s polo team, which plays in the country’s largest circuit and is the second oldest team in the state. For those looking to take in more than polo, there’s the club’s iconic Menlo Charity Horse Show every August. The club also and offers horseback riding lessons and recreation and fitness facilities for its members.

**SPIEKER CENTER FOR THE ARTS**

50 Valparaiso Ave.

Those interested in immersing themselves in the arts should head over to Menlo School’s Spieker Center for the Arts. Considered a community arts hub, the newly opened center offers plenty of opportunities to experience live music, stage and dance performances, film festivals and other arts-related events year-round. The 40,000-square-foot center boasts a 40-foot-wide stage, an orchestra pit and a 380-seat auditorium.
MUSIC@MENLO FESTIVAL

50 Valparaiso Ave.

Music@Menlo provides visitors the opportunity to enjoy and learn about chamber music during its flagship chamber music festival at Menlo School held over three weeks each summer. During the festival, visitors can take in performances of works from legendary classical composers. Each year, the festival, which will mark its 21st season this summer, showcases performances centered around a composer or theme, with everything from pieces written for string quartets to those written for full symphony orchestras. For those who can’t make the festival, the music institute hosts residencies with programming throughout the year.

BOWMAN LIBRARY

1000 El Camino Real

The Bowman Library acts primarily as a campus resource for the students at Menlo College, but the building also is open to the community. Visitors can use the library’s computers, copiers and scanners for free, as well enjoy the library’s large collection of books — although only students and faculty can check out materials. The Bowman Library also hosts lectures, research presentations and other events.

BOUNDARIES
Alameda de las Pulgas and El Camino Real, from Selby Lane and Stockbridge Avenue to Valparaiso Avenue

NEARBY SHOPPING
Downtown Menlo Park, Stanford Shopping Center

HOUSING STOCK
Custom-built, multimillion-dollar single-family homes

WHO LIVES HERE
Mostly families

WHY PEOPLE LOVE IT HERE
Wide streets, semi-rural feel

PRIVATE SCHOOLS
St. Joseph’s School, Atherton; Menlo School, Atherton; Sacred Heart Preparatory, Atherton; Menlo College, Atherton

PUBLIC SCHOOLS
(Eligibility for school districts depends on resident’s address)
Las Lomitas Elementary School District — Las Lomitas School, Atherton; La Entrada Middle School, Menlo Park
Menlo Park City School District — Oak Knoll School, Menlo Park; Encinal Elementary School, Atherton; Hillview Middle School, Menlo Park
Redwood City School District — Adelante Selby Lane Spanish Immersion School, Atherton; Kennedy Middle School, Redwood City; plus magnet schools
Sequoia Union High School District — Menlo-Atherton High School, Atherton

SACRED HEART SCHOOLS FARM & GARDEN

150 Valparaiso Ave.

Sacred Heart Schools boasts a unique feature: its own working farm. Visitors at the campus will likely see goats, rabbits, turkeys, chickens, ducks and other animals that live on the school’s farm, which includes a small barn and a 1-acre organic garden, where students harvest crops. Jellies, marmalade, jams, salsas and olive oil produced by students at the farm are available for purchase at special events, including the school’s annual holiday boutique held on campus every November.

SCULPTURE FAIR

1000 El Camino Real

Nothing else in West Atherton brings art and nature together quite like the annual Silicon Valley Sculpture fair at Menlo College. Every September, Art Ventures Gallery makes the most of the Bay Area’s perfect fall weather with self-guided tours of unique, large-scale sculptures placed outdoors throughout the college campus. Raising funds for the Menlo Park Public Arts program, the sculpture fair also features performance art.

Top left: A rider goes by stalls for horses at the Menlo Charity Show at the Menlo Circus Club in Atherton. Photo by Magali Gauthier. Bottom left: Opened in 2021, the Spiiker Center for the Arts hosts Menlo School’s dance, drama and music performances. Courtesy Menlo School. Top of page: Cellist David Finckel and pianist Wu Han, co-directors of Music@Menlo, perform in 2020 during a virtual concert celebrating the 250th anniversary of composer Ludwig van Beethoven’s birth. Courtesy Tristan Cook/ Music@Menlo.
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Welcome to Lloyden Park

Tucked between the Atherton Caltrain station, which closed in 2020, and the edge of Redwood City, the winding streets of Lloyden Park create a quiet little haven that’s close to schools, the library and Holbrook-Palmer Park. Although most of the neighborhood’s 86 homes were built in the 1930s and 1940s on 1/3 acre lots, no two are exactly the same. Home styles run the gamut from colonial and ranch to Mediterranean to traditional with a picket fence. There’s even a Streamline Moderne home built as a “home of the future” for the 1939 San Francisco World’s Fair. Teardowns are rare in this part of town, but remodeling is common. Once the estate of real estate tycoon Joseph B. Coryell, who bought his home in 1902 for $30,000, today’s neighborhood is considered less rural than other parts of Atherton. Its lots are smaller, and it is the only neighborhood in town with underground utilities, streetlights and sidewalks.

Quick Facts

**BOUNDARIES**
El Camino Real and the Southern Pacific Railroad tracks, and from Wilburn Avenue to Lloyden Drive

**NEARBY SHOPPING**
Downtown Menlo Park, El Camino Real, Redwood City

**HOUSING STOCK**
Mostly single-family homes in a variety of styles from the 1930s and ’40s

**WHO LIVES HERE**
Families, old-timers

**WHY PEOPLE LOVE IT HERE**
“Neighborly” vibe

**PARKS**
Holbrook-Palmer Park

**PUBLIC SCHOOLS**
Redwood City School District — Adelante Selby Lane Spanish Immersion School, Atherton; Kennedy Middle School, Redwood City; plus magnet schools
Sequoia Union High School District — Menlo-Atherton High School, Atherton
What makes an outstanding agent? One who...

- Is local and understands the market dynamics for the specific neighborhoods within the community
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- When representing a buyer, knows the very specific market conditions for their markets of interest and uses current data to help the buyer determine a purchase strategy
- Is 100% committed to their clients and is passionate about the properties they represent
- Is detail oriented
- Represents both buyers and sellers

Mary Jo McCarthy is an outstanding agent and has consistently been recognized as a Top Performer at Golden Gate Sotheby’s International Realty.

Representing Buyers and Sellers in Atherton, Menlo Park, Portola Valley, Palo Alto and surrounding communities for 20+ years.

Please visit my website or call me to begin a conversation about how I may assist you in your real estate needs. Thank you!
Welcome to West of Alameda

The west side of Alameda de las Pulgas, between Walsh Road and Stockbridge Avenue, has a more natural and less manicured feel than the rest of Atherton. Deer are a common sight as you wind your way into the oak-studded hills. In the upper areas, you can even hear coyotes, mountain lions and owls at night. Many of the large properties here are gated and qualify as “estates.” Originally the area served as a weekend escape for physicians and attorneys who worked in San Francisco. The neighborhood’s location near Sand Hill Road has made it attractive to venture capitalists in the high-tech industry, who have since replaced many of the original ranch homes with estates. West of Alameda is part of Atherton’s 94027 postal code, which Forbes magazine declared the most expensive ZIP code for six consecutive years. The area has a median home price of $7.5 million.

But the quality of life in the neighborhood runs deeper than the handsomeness of its resplendent mansions: Residents describe the area as a family-friendly community.
Managing Broker: Michael Repka   |   DRE #01854880   |  DELEONREALTY.COM  |   DeLeon Realty, Inc  |  DRE #0190322

Our experience and expertise are unmatched. Michael Repka and the DeLeon Team are ready to serve our clients with strategies that help them reach their goals in an unsettled market.

To see how the market trends affect the value of your home, and how we can help you maximize the value of your home in today’s market, contact us now!

A SAMPLE OF OUR 2022 SUCCESS STORIES:

24595 Voorhees Dr
• Sold over asking
• All cash

50 Walnut Ave
• Sold over asking
• Multiple offers

447 Eleanor Dr
• Sold over asking
• Multiple offers

875 Rorke Way
• Sold over asking
• Multiple offers

263 Yale Rd
• Sold over asking
• Multiple offers
• All cash

We closed 100 listings so far in 2022
To see the rest of our success stories, please visit DeLeonRealty.com

Our experience and expertise are unmatched. Michael Repka and the DeLeon Team are ready to serve our clients with strategies that help them reach their goals in an unsettled market.

To see how the market trends affect the value of your home, and how we can help you maximize the value of your home in today’s market, contact us now!

MICHAEL REPKA
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Welcome to Atherton Oaks

Located conveniently close to the Fair Oaks train station, Atherton Oaks started out as an enclave of estates built as summer escapes from foggy San Francisco. During the 1940s and ’50s, many of the huge estates were subdivided into single-story ranch homes on 1-acre lots. Today, you can still find them sprinkled throughout the neighborhood. Residents here enjoy parks, ballfields and the town center. The neighborhood is also near several private clubs offering social opportunities, swimming, golf, tennis, riding facilities and polo grounds.

Quick Facts

**BOUNDARIES**
Laurel Street and the Caltrain tracks and Middlefield Road, from Glenwood Avenue to Encinal Avenue and Watkins Avenue to Fair Oaks Lane

**NEARBY SHOPPING**
Downtown Menlo Park

**HOUSING STOCK**
Large single-story homes, some estates from the turn of the 20th century

**WHO LIVES HERE**
Families, retirees

**WHY PEOPLE LOVE IT HERE**
Proximity to Holbrook-Palmer Park; its history

**PARK**
Holbrook-Palmer Park

**PUBLIC SCHOOLS**
Menlo Park City School District — Laurel School, Atherton; Encinal School, Atherton; Hillview Middle School, Menlo Park
Sequoia Union High School District — Menlo-Atherton High School, Atherton
“We immediately connected with Monica and Mandy, as they are consummate professionals and have a great understanding of the real estate market on the Peninsula. We highly recommend M&M, you will enjoy working with them on all fronts.”

WSJ Ranked Among America’s Best Teams
Welcome to Lindenwood

Lindenwood provides a glimpse into the Midpeninsula’s opulent past. The 488 homes in this gated neighborhood were built on the decadent 1870s country estate of silver baron James C. Flood. The area contains many remnants from its heyday, including ornate entry gates that provide the only way in and out of the neighborhood. A 20-foot-tall fountain, a statue on a pedestal, urns and light posts also can be found on the private 1-acre lots that now make up the area. Once Flood’s mansion, known as Linden Towers, was demolished in 1936, the property was subdivided with ranch-style homes. Today, most of those houses have been transformed into an eclectic mix of styles, including Tuscan, Etruscan and French country that are home to established residents and newcomers who have found success in Silicon Valley’s tech sector.
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2365 South Ct, Palo Alto
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Represented Seller

1240 Hobart St, Menlo Park
Sold at $4,090,000
Represented Buyer

Testimonial

“Sophia’s knowledge of pricing, market timing, and marketing strategies was spot on with our recent home sale. We received multiple offers, and we were delighted with the outcome.”
- Shannon, Seller, Palo Alto

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Menlo Park NEIGHBORHOODS

For years, the city of Menlo Park, founded in 1854, was content to sit quietly next to Palo Alto and Stanford University. Its downtown was rather ho-hum, and usually people from outside the Bay Area didn’t know where it was. Today, it is now a firm part of Silicon Valley. Sand Hill Road venture capitalists and Facebook have put the city on the national map, as well as the Google founders (a garage in South of Seminary), Kepler’s Books, the first Round Table Pizza, and even San Francisco Giants shortstop Brandon Crawford (he went to kindergarten at Oak Knoll School). Being on the map also brings challenges, such as the significant rise in housing prices in areas near tech campuses and increased traffic, although gridlock woes have taken a backseat as the pandemic prompted many workers to set up offices at home. As in other Bay Area communities, the pandemic has also spurred a creative approach in supporting local restaurants and retail. Last year, the city council voted unanimously to keep portions of downtown’s Santa Cruz Avenue closed to encourage continued outdoor dining and shopping.

Neighborhoods

• Fair Oaks
• Belle Haven
• Suburban Park/Lorelei Manor/Flood Triangle
• Menlo Oaks
• South of Seminary/Vintage Oaks
• The Willows
• Felton Gables
• Linfield Oaks
• Downtown Menlo Park
• Park Forest
• Allied Arts
• Central Menlo Park
• University Heights
• Stanford Hills
• Stanford Weekend Acres
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A day in Downtown Menlo Park

Centered around the historic Fremont Park, Downtown Menlo Park has an eclectic assortment of post-war fourplex apartment buildings with cottages and larger homes tucked in between. It’s also home to the city’s main commercial district and the place where people like to gather, whether for Sunday morning church services (Menlo Church and St. Raymond’s churches are close by) or at the farmers market, which sets up in the parking plaza by Trader Joe’s every weekend. What was once a relatively sleepy downtown compared to Palo Alto, Downtown Menlo Park now holds its own with popular restaurants, a range of chain and independent coffee shops, longtime decor and home furnishings stores and its own hardware store. Santa Cruz Avenue, partially closed off to traffic since the pandemic, feels more pedestrian-friendly and less like a commuter corridor these days. While living downtown means hearing traffic and bustle, being able to leave one’s car at home to shop at gourmet local grocer Draeger’s or even go to the dentist is a trade-off that many residents here prefer. Here are seven places to explore while visiting Downtown Menlo Park.

1. **LITTLE BOOKWORM LIBRARY**
   934 Santa Cruz Ave.
   On any given day, children and their parents can be found at the Little Bookworm Library making crafts, participating in Chinese story times or learning how to cook. Part library, part community center, the Little Bookworm Library provides a place where Chinese families can celebrate their heritage and the broader community can learn about Chinese culture. Launched by a local mom, the library provides a place for families to gather, learn and celebrate shared culture through activities, summer camps and more. Here, visitors will find a large selection of specially curated books written in Mandarin.

2. **NEALON PARK**
   800 Middle Ave.
   With basketball and tennis courts, a softball field, picnic areas and a dog park, the 9-acre Nealon Park is a popular destination for people of all ages. On any given day, you’ll find kids scaling climbing walls, crawling through a faux tree stump or ascending “waterfall” stairs at the park’s all-inclusive Nature Playground, which opened in 2019. There’s also courts set aside for pickleball players during certain times of the day. (Paddles are available at no charge from the Menlo Park Library.)
LITTLE HOUSE ACTIVITY CENTER

800 Middle Ave.

With cultural programs, movie screenings, line dancing and a host of other activities, Little House Activity Center has been the go-to destination for generations of older adults in the community. Until its opening in 1949, there were virtually no social centers exclusively for adults over 60 — anywhere in the nation. Little House changed that trend and became the nation’s first suburban senior center when it opened in a small cottage near its current location more than seven decades ago. It quickly became a model for the launch of other centers for older adults across the nation.

DRAEGER’S MARKET

1010 University Drive

Draeger’s Market is a neighborhood landmark known as a destination for lovers of fine food and wine. The market may have expanded its locations over the years, but it got its start in Downtown Menlo Park. Founded by Gustave Draeger, who opened the first Draeger’s Delicatessen in 1925, the market is now operated by the fourth generation of the family. In addition to offering gourmet foods, fine wine, baked goods, deli foods and flowers, Draeger’s hosts a cooking school for those who want to improve their culinary skills, holds book signings with authors and offers seminars on culinary topics.

CAFE BORRONE

1010 El Camino Real

If you want to eat like a local, head to Cafe Borrone. With outdoor dining in a plaza complete with a fountain, live jazz music and art exhibits, Cafe Borrone has been a beloved neighborhood landmark in the heart of downtown for decades. Year after year, the European-style cafe has been named a favorite gathering place by locals. The cafe is known for its prepared-from-scratch food made from organic and sustainable ingredients.

KEPLER’S BOOKS

1010 El Camino Real #100

A historic landmark and longtime community gathering place, Kepler’s Books offers a variety of titles in a cozy atmosphere, along with hosting book clubs and author events. Opening in 1955 and founded by activist Roy Kepler, the shop has served as a hub for prominent figures in arts and politics. In its early days, the Grateful Dead and Joan Baez performed at the store. Throughout the past few years, Kepler’s has focused on community partnerships and programs to encourage young readers and authors.

GUILD THEATRE

949 El Camino Real

Known as a movie palace for 90 years, the historic Guild Theatre is now a venue for live music. After undergoing a $35 million renovation, the Guild reopened in February 2022 as a 500-seat not-for-profit theater, showcasing an eclectic mix of national acts, solo musicians, local bands, and occasional plays, in an intimate setting. The venue provides lots of opportunities for concert-goers to see their favorite artists up close.

HAPPY HOLIDAYS NEIGHBORS!
Welcome to Suburban Park, Lorelei Manor and Flood Triangle

“Family friendly” is how residents describe the triplet neighborhoods of Suburban Park, Lorelei Manor and Flood Triangle located in eastern Menlo Park near Marsh Road and Highway 101. These tightly knit communities have been appreciating in Menlo Park, where the city’s median year-over-year sales price was $2.28 million in November. In comparison, the median home sale here was $2.5 million in November, up 32.8% since last year. Ranch-style homes are the norm. The curb appeal of the houses, often seen with bikes out front, is undeniable. Neighborhoods are full of families with small children, couples hosting parties in cul-de-sacs with original homes from the 1950s. The Lorelei Manor neighborhood, just off Marsh Road, has its own active homeowners’ association, and was an early adopter of the Nextdoor social media app. Suburban Park hosts holiday parades and a special street dance. And when kids play outside in Flood Triangle, they always see someone they know. All three neighborhoods share access to San Mateo County’s Flood Park and enjoy being within walking distance of Marsh Manor shopping center, with its brew pub, popular taqueria and upscale grocery store.
In this ever-changing real estate market, having a real estate agent who has seen the ups and downs of the industry is more important than ever. With nearly 20 years of experience selling real estate, I have built my real estate business on my client relationships. Whether I am working with you to find your dream home, downsizing, upsizing or moving out of the area, I will guide you through each step of the process including scheduling inspectors and handymen, navigating the paperwork and escrow process, and will even help you pack boxes.

I am a native to the Peninsula and have a deep knowledge of many towns and neighborhoods from Burlingame to San Jose. I was raised in Atherton, lived in San Carlos for many years and we settled in Menlo Park where my husband I raised our two children.

- Nearly 20 years of experience selling real estate
- Knows how to successfully navigate different real estate market cycles
- Business is based on referrals and repeat client transactions
- Dedicated personal touch to working with buyers and sellers
- Extensive neighborhood knowledge provides additional insight for my clients
- Native to the Peninsula and has lived in Menlo Park for over 20 years
Welcome to Sharon Heights

Sharon Heights was mostly built in the 1960s on hilly land known for its oaks and serpentine rock. Not far from Interstate 280, this diverse neighborhood features everything from apartments to mansions and ranch-style homes. It stretches up to Interstate 280 and the private Sharon Heights Golf & Country Club. The 574-acre community has its own park, complete with a duck pond, and goats are brought in seasonally to keep weeds down. Its rural feel and easy access to I-280 and the Sharon Heights Shopping Center make it an attractive place to live. Residents say frequent neighborhood activities make it easy to get to know your neighbors. An annual Halloween block party typically attracts more than 50 children. Other neighborhood get-togethers include a Fourth of July fireworks viewing party at the nearby country club.

Quick Facts

**BOUNDARIES**
From Sand Hill Road and I-280 to Altschul Avenue, Alameda de las Pulgas and Santa Cruz Avenue

**HOUSING STOCK**
Diverse mix of large custom homes, ranchers, condominiums, town houses

**WHO LIVES HERE**
Families, professionals, retirees

**WHY PEOPLE LOVE IT HERE**
Rural feel, easy access to I-280 and Sharon Heights Shopping Center

**PARKS**
Sharon Park, Sharon Hills Park

**PRIVATE SCHOOLS**
Phillips Brooks School, Trinity School

**PUBLIC SCHOOLS**
Las Lomitas School District — La Entrada School, Menlo Park; Las Lomitas School, Atherton

Sequoia Union High School District — Menlo-Atherton High School, Atherton

**SHOPPING**
Sharon Heights Shops, Stanford Shopping Center
“We… met Elaine (and in) just 8 weeks… she helped us sell our home of 16 years and find and purchase the house of our dream! She was exceptionally professional, extremely efficient, and extraordinarily willing and able to do everything necessary to ensure the smoothest transactions possible for us. We ABSOLUTELY recommend Elaine and her team.”

–John Kelly, Vintage Oaks buyer

“Elaine, you are a ROCK STAR! Anyone selling in Vintage Oaks would be silly not to hire you, you are THE go-to expert... Your knowledge and connections were critical in pricing the house correctly, negotiating and getting things resolved very quickly... You earned every penny of your commission and then some.”

– Jesse and Alison Deutsch, Vintage Oaks sellers

“No one has sold more homes in Vintage Oaks than Elaine — except the original developer.

Contact Elaine for a free consultation at 650.465.4663.
Menlo Park

Welcome to South of Seminary/Vintage Oaks

South of Seminary and Vintage Oaks are the kind of neighborhoods where everybody knows one another. South of Seminary is an eclectic neighborhood, dotted with mature trees and mostly one-story homes on small lots, built between 1920 and 1950. Over the years, the homes here have been remodeled, torn down and rebuilt into a cohesive, friendly space. The adjacent Vintage Oaks neighborhood is noted for its 145 homes on quarter-acre lots developed in 1997 after a contentious referendum to build senior housing on the former St. Patrick’s Seminary property was defeated. In South of Seminary, one way the neighbors come together is through the annual Nash Bash, a potluck block party that brings in local firefighters, games for children and a band. Vintage Oaks has its own Fourth of July party at the park, as well as a Mom’s Night Out. The two neighborhoods are built around the 116-year-old St. Patrick’s Seminary near Menlo Park’s southern border and Palo Alto’s and Menlo Park’s downtowns. Despite the area’s proximity to major thoroughfares, it has maintained a quiet, residential character.

Quick Facts

BOUNDARIES
South of Seminary: between Middlefield Road and Coleman Avenue, from Willow Road to Santa Monica Avenue; Vintage Oaks: Seminary Drive at Santa Monica Avenue to Ringwood Avenue and Arlington Way

HOUSING STOCK
South of Seminary has mostly one-story homes on small lots, built between 1920 and 1950. Vintage Oaks, features single-family homes on quarter-acre lots

WHO LIVES HERE
Families, empty nesters, retirees

WHY PEOPLE LOVE IT HERE
Close proximity to both downtown Palo Alto and Menlo Park

NEARBY SHOPPING
Downtown Menlo Park, Willow Road, downtown Palo Alto

PARK
Seminary Oaks Park

PUBLIC SCHOOLS
Menlo Park City School District — Laurel School Lower Campus, Atherton; Laurel School Upper Campus, Menlo Park; Hillview Middle School, Menlo Park
Sequoia Union High School District — Menlo-Atherton High School, Atherton
Whether you are moving up, moving down or moving out, I can help you put together a winning strategy.

Willows resident since 1999.
Welcome to The Willows

Tucked between Willow Road and San Francisquito Creek, The Willows neighborhood is an easy walk across the Chaucer Street Bridge to downtown Palo Alto. As a result, it’s not surprising that most residents here will say they spend more time in Palo Alto than Menlo Park. The neighborhood, however, doesn’t lack its own commercial spots; there’s the locally operated gourmet Willows Market, as well as Café Zoë, a de facto community gathering spot. During strong winter storms, many neighbors gather at the Chaucer Street Bridge to watch the creek rise. The neighborhood, originally made up of mostly three-bedroom, 1,200-square-foot homes built in the 1940s and ’50s, has evolved with lots of new construction to maximize lots and square footage, but it still maintains its cozy charm with an eclectic mix of modest bungalows and Craftsman-style homes. Life here tends to be fairly laid back and relatively quiet with mature trees and meandering streets. Residents say this is the kind of place where people stop to talk to one another on the streets. In 2019, residents here launched a new tradition: “We Art the Willows,” a neighborhood event focused on art and creativity and featured the works of local artists, as well as activities for children.

Quick Facts

BOUNDARIES
Middlefield Road, Willow Road, U.S. Highway 101, O’Connor Street, Euclid Avenue and Woodland Avenue

HOUSING STOCK
Eclectic mix of modest bungalows, craftsman-style homes

WHO LIVES HERE
A mix of newcomers and old-timers

WHY PEOPLE LOVE IT HERE
Proximity to downtown Palo Alto, small-town vibe

PARK
Willow Oaks Park

PRIVATE SCHOOLS
Alto International School

PUBLIC SCHOOLS
Menlo Park City School District — Laurel School, Atherton; Encinal School, Atherton; Hillview Middle School, Menlo Park.
Ravenswood City School District — Willow Oaks School, Menlo Park
Sequoia Union High School District — Menlo-Atherton High School, Atherton

SHOPPING
La Hacienda Market, The Willows Market, downtown Palo Alto
Dulcy Freeman
650.804.8884
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Menlo Park
Palo Alto
Los Altos
Welcome to Linfield Oaks

A planned community built in the 1950s, Linfield Oaks has mostly one-story single-family ranchers, along with garden apartments and office buildings (including SRI International) along its outer edges. The neighborhood stretches between San Francisquito Creek and Ravenswood Avenue, Alma Street to Middlefield Road. Shopping is easily accessible via two walking bridges to downtown Palo Alto or a short walk to downtown Menlo Park. And The Willows Market is just across Middlefield Road.

Neighborhood traditions range from the annual Labor Day weekend block party to the Thanksgiving weekend pizza party. Speed bumps along Willow Road slow down cars and keep cut-through traffic to a minimum near the Civic Center, Burgess Park and downtown.

Quick Facts

BOUNDARIES
West of Middlefield Road to Alma Street and San Francisquito Creek to Ravenswood Avenue

HOUSING STOCK
Ranch-style homes and two-story apartment buildings mostly built in the mid-1950s

WHO LIVES HERE
Socioeconomic mix; families, young professionals, seniors

WHY PEOPLE LOVE IT HERE
Walkable with lots of trees

NEARBY SHOPPING
Downtown Menlo Park; The Willows Market

PARK
Burgess Park

PUBLIC SCHOOLS
Menlo Park City School District — Encinal School, Atherton; Hillview Middle School, Menlo Park
Sequoia Union High School District — Menlo-Atherton High School, Atherton
Looking to Buy or Sell
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I have lived in Menlo Park for 20 years and have in-depth community knowledge

Gina Gonzales
HomesByGinaGonzales.com
650-804-1099 | gina.gonzales@cbnorcal.com
International President’s Circle 2018, 2019, 2020
CalRE# 01860444
Welcome to Felton Gables

With its lush greenery, mature oaks and windy roads, Felton Gables feels a bit like living in a forest. Residents here describe the neighborhood as “tree-y.” The 127-house neighborhood is the kind of place where kids can play in the streets and people greet one another while walking their dogs. Before the neighborhood was developed with small, single-family, ranch-style homes in the 1930s and '40s, the area was home to the 1870s estate of Senator Charles Norton Felton, for whom the neighborhood is named. In recent years, some of the original ranchers have given way to modern, two-story homes. Residents here enjoy access to Holbrook-Palmer Park and its park and fields, located on the neighborhood’s Atherton border. While the homes are spread out, neighbors still find ways to connect. There’s an annual cocktail party that one neighbor always hosts — it’s been a neighborhood tradition for more than 40 years.

Quick Facts

BOUNDARIES
West of the railroad tracks and south of Holbrook-Palmer Park, between Felton Drive and Encinal Avenue

HOUSING STOCK
Vintage single-family ranchers, some modern two-story homes

WHO LIVES HERE
Families, empty nesters

WHY PEOPLE LOVE IT HERE
Mature oaks, lush greenery

SHOPPING
Downtown Menlo Park

PARK
Holbrook-Palmer Park

PRIVATE SCHOOLS (NEARBY)
Menlo School; Nativity School

PUBLIC SCHOOLS
Menlo Park City School District — Laurel School, Encinal School, Hillview Middle School
Sequoia Union High School District — Menlo-Atherton High School
The ALLIED ARTS neighborhood. Mary Gilles knows it well.

Here's a quick look at the MLS recorded sales for single-family residences in Allied Arts from 2018 through November 2022.

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Give me a call or email me to discuss the value of your property or the options you have for purchasing in Menlo Park, where I have lived and raised my children over the past 34 years.

Mary Gilles  
650.814.0858  
m.gilles@ggsir.com  
MaryGillesRealEstate.com  
License #01789710
Welcome to Allied Arts

Whether they’ve been here just a few years or have lived in the neighborhood forever, residents agree that Allied Arts is a walkable, close-knit neighborhood with an eclectic mix of housing styles. Homes in this area include a lot of tear downs of older homes built in the 1920s and ’30s. You will find some older cottages scattered among newer single-family residences. The Mediterranean style is popular in the neighborhood, taking a cue from the architecture of the Allied Arts Guild for which the neighborhood takes its name. With a creek nearby and lots of mature trees, Allied Arts has a quaint country feel. At the center of the neighborhood is the Allied Arts Guild on Arbor Road, which raises money for Lucile Packard Children’s Hospital. Opened in 1929, the Guild still attracts tourists and locals to its numerous shops, artists’ studios, gardens and tea room. Every fall, people from all over the area come to the Allied Arts Halloween extravaganza. Residents here say they enjoy their neighborhood’s secluded feel and easy access to Stanford Shopping Center, which is located just on the other side of the pedestrian bridge over the San Francisquito Creek.

Most residents here tend to stay put.

Quick Facts

**BOUNDARIES**
Between El Camino Real and Arbor Road, from Middle Avenue to San Francisquito Creek

**HOUSING STOCK**
Mix of older cottages and newer construction

**WHO LIVES HERE**
Families, old-timers

**WHY PEOPLE LOVE IT HERE**
Quaint country feel, Mediterranean architecture

**NEARBY SHOPPING**
Allied Arts Guild, Downtown Menlo Park, Stanford Shopping Center

**PARKS**
Nealon Park, Jack W. Lyle Park

**PUBLIC SCHOOLS**
Menlo Park City School District — Oak Knoll Elementary School, Menlo Park; Hillview Middle School, Menlo Park
Sequoia Union High School District — Menlo-Atherton High School, Atherton
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*No slogan needed.*
Welcome to Central Menlo Park

The Central Menlo Park neighborhood offers a network of wide, tree-lined streets and ranch-style homes in the heart of Menlo Park. The neighborhood’s roads are quiet with the exception of a few neighbors chatting with each other and children playing games in the street. Once a community of ranchers and their families, the neighborhood features a mix of original and new homes, including vintage ranchers interspersed with newly constructed, multi-story homes. Most homes are on large lots of a about a quarter acre or more. Central Menlo Park is now home to a variety of age groups, though the majority of new buyers in the neighborhood are young families who are looking for larger lot sizes and a strong community of neighbors. Residents here have many reasons to love their neighborhood. In addition to being near popular locations such as downtown Menlo Park and Stanford University, residents take part in numerous neighborhood traditions, including block parties and barbecues. It is not unusual to have second-generation families living blocks away from their parents.
Meet Your Area Experts
Atherton, Menlo Park, Palo Alto
Redwood City, Portola Valley & Woodside

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Rebecca Johnson
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650.438.2331
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Geraldine Asmus
650.248.6069
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dmessina@intero.com
g.asmus@att.net
DRE #01385521/01328160

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Jessica Yau
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用心為客戶做到最好
DRE #01406732

Visit me online: JessicaYau.com

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DRE #0950616

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Welcome to University Heights

Located just off Alameda de las Pulgas near the iconic Dutch Goose, University Heights feels like a rural neighborhood with colorful gardens spilling over picket fences. Home styles range from new homes to small cottages built in the mid-19th century on narrow but deep lots. There are no sidewalks, though some residents have installed paths in front of their properties for everyone’s use. Over the years, longtime residents have seen the neighborhood change, as older residents have moved out of single-story ranchers and new, younger families have taken their place, often razing the old homes to build new two-story ones.

Change hasn’t altered the neighborhood’s sense of community, which benefits from the lively business district on the Alameda. Luticken’s deli serves as a casual hub for locals, as well as a campaign stop for politicians like vice presidents Al Gore and Joe Biden. Residents with children rave about the Las Lomitas Elementary School District, as well as the neighborhood’s general feeling of welcome and safety. Sherman Avenue is the “Halloween street,” with most of the residents there decorating for the holiday, drawing thousands of kids to trick-or-treat.

Quick Facts

BOUNDARIES
East and west of Alameda de las Pulgas, between the Atherton border and San Francisquito Creek, from Delfino Way, Cloud Avenue and Vine Street to Altiscul Avenue

HOUSING STOCK
Mix of new homes and small cottages built in the mid-19th century

WHO LIVES HERE
Families, retirees, old-timers

WHY PEOPLE LOVE IT HERE
Close-knit, safe vibe

SHOPPING
Alameda de las Pulgas

PRIVATE SCHOOLS
Phillips Brooks School, Menlo Park

PUBLIC SCHOOLS
Las Lomitas Elementary School District — Las Lomitas Elementary School, Atherton; La Entrada School, Menlo Park
Sequoia Union High School District — Menlo-Atherton High School, Atherton
Palo Alto

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- Sue Crawford 650.207.8444 SCrawford@cbnorcal.com CALRE # 00587710
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- Penny Goldcamp 650.740.1955 Penny.Goldcamp@cbnorcal.com CALRE # 01746139

- Gina Gonzales 650.804.1099 Ginagonzales@cbnorcal.com CALRE # 01860444
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- Cindy Han 510.930.9189 cindy.han1@cbrealty.com CALRE # 01751123
- Fereshteh Khodadad 650.815.8850 Fereshteh.Khodadad@cbnorcal.com CALRE # 00851932

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- Ken Morgan 650.208.3722 kmorgan@cbrealty.com CALRE # 00877457
- Douglas Gonzalez 650.465.8930 dgonzalez@cbnorcal.com CALRE # 00893924
- Sophia Sarlo 310.924.9964 ssarloty@cbrealty.com CALRE # 02095435
Welcome to Park Forest

If you want to meet your neighbors in Park Forest, a development of about 75 multi-story townhomes off El Camino Real, walk your dog. Neighbors here are out and about multiple times a day, walking up and down the development’s three non-through streets. Residents here enjoy pools, parks and the additional square footage money can buy for a house without a big yard. And, they don’t have to worry about the maintenance: Three homeowners’ associations (Park Forest I, Park Forest II and Park Forest III) manage the property and its amenities. Over the years much has changed and evolved as generations have turned over. The neighborhood has gone from mostly retirees to being fully multigenerational, with young parents pulling toddlers in wagons, blowing bubbles and writing with sidewalk chalk. Probably the biggest change over time has been the increase in traffic and the challenge to parking, but this is balanced by the easy walk to downtown Menlo Park or to restaurants along El Camino Real.

Quick Facts

BOUNDARIES
Between El Camino Real and Caltrain tracks, from Buckthorn Lane to Stone Pine Lane

HOUSING STOCK
Townhomes

WHO LIVES HERE
Multigenerational mix

WHY PEOPLE LOVE IT HERE
Pools, parks and amenities without the maintenance

PARKS
Holbrook-Palmer Park, Atherton; three private parks on the property

PUBLIC SCHOOLS
Menlo Park City School District — Laurel School, Atherton; Encinal School, Atherton; Hillview Middle School, Menlo Park
Sequoia Union High School District — Menlo-Atherton High School, Atherton
Who You Choose To Work With Matters

Real Estate transactions are complex, especially in a changing market. For most people, their home represents their single, largest financial asset. Moving and relocating can be a stressful time because it’s often associated with another significant life-event. You need someone on your side who has the experience and expertise to help you manage the decisions and execute on a plan to maximize your investment.

Penelope Huang
Broker Associate
650.281.8028
penelope@penelopehuang.com
penelopehuang.com
Lic. #01023392

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Welcome to Menlo Oaks

Those who don't know their way around might think they're in Atherton rather than adjacent Menlo Oaks. With no sidewalks, few streetlamps and lots of winding streets and expansive lots, Menlo Oaks is known for its rural charm. The neighborhood is appropriately named for the native trees, which often grow into the roadway, forcing cars to veer around them. Located close to Menlo-Atherton High School, Menlo Oaks has an eclectic mix of formal and informal architecture, including everything from homey cabins to large estates. Many of the original ranchers have been replaced by newer, larger homes over the years as residents have gotten younger and more affluent. While the streets here are quiet, the neighborhood is close to major commute corridors to Redwood City and Palo Alto. The neighborhood borders Atherton and Menlo Park but is not part of either town: It is unincorporated, which means law enforcement and other services are provided by San Mateo County. Residents here stay connected through a very active neighborhood association.

Quick Facts

BOUNDARIES
Ringwood Avenue to Berkeley Avenue, adjacent to the Veterans Administration Medical Center; Bay Road to Arlington Way

HOUSING STOCK
Eclectic mix: Homey cabins to large custom-built homes

WHO LIVES HERE
Young affluent families, old-timers

WHY PEOPLE LOVE IT HERE
Rural vibe, down-to-earth people

PARKS
Flood Park, Menlo Park; Seminary Oaks Park, Menlo Park; Willow Oaks Park, Menlo Park

PRIVATE SCHOOLS
Peninsula School, Menlo Park

PUBLIC SCHOOLS
Menlo Park City School District — Encinal School, Atherton; Laurel School, Atherton; Hillview Middle School, Menlo Park
Sequoia Union High School District — Menlo-Atherton High School, Atherton

SHOPPING
Downtown Menlo Park
Welcome to Belle Haven

Belle Haven, the 540-acre triangle located east of U.S. Highway 101, has traditionally been considered the low-income neighborhood of Menlo Park, with cozier single-family homes. It was developed during the Great Depression as an affordable housing project on what was then unincorporated San Mateo County land. Homes here are mostly small ranchers dispersed between apartments and duplexes. In recent years, street beautification projects and a significant reduction in crime have made the neighborhood safer for many residents. The new community-driven Belle Haven Community Development Fund helps people pay for yard beautification projects and community events like block parties. Looming large over Belle Haven — both literally and metaphorically — is the neighboring headquarters of the social media behemoth Meta (formerly Facebook). The company has sponsored a wide array of community projects in the neighborhood. However, due largely to Belle Haven’s proximity to the social media company’s headquarters, Belle Haven is “undergoing displacement” of many of its longtime residents.

Welcome to Fair Oaks

If you’re sick, Fair Oaks is the kind of neighborhood where a neighbor will drop off chicken soup. Or trade eggs for plants. Or feed your cat while you’re away. Hundreds of mature trees, including the eponymous oaks, line the varied streets of Fair Oaks. Chicanes, aka traffic-calming devices, force cars to wind slowly around those trees. Architecturally, the community is often described as “eclectic,” with most of the homes built in the 1950s. Some of the streets in this unincorporated part of San Mateo County feature sidewalks and curbs, but some blocks opted out of the assessment district and remain curbless. Evidence of teardowns and remodels is everywhere. In recent years, many young families have moved into the area. Many residents here belong to the Fair Oaks Beautification Association, an all-volunteer organization that worked to plant 400 street trees and build the Pocket Park, as well as coordinate a host of activities that bring the community together.
Welcome to

Stanford Weekend Acres

Bay Area residents often venture hundreds of miles away to get a little fresh air and some peace and quiet. But one Menlo Park neighborhood has all that as well as proximity to everything else the Peninsula has to offer. Stanford Weekend Acres, named for the cottages in the heart of the neighborhood originally built as vacation lodging, is flanked by Stanford University and Interstate 280. It offers easy access to loads of outdoor activities like running along The Dish Trail. A unique feature of the unincorporated San Mateo County land is its 500- to 600-square-foot, one-room cabins located on a cul-de-sac at the end of Homer Lane. The 10 homes are collectively owned by the 14 residents who live on the cul-de-sac. Many are longtime members of the neighborhood who moved there in 1969. They share a laundry room, storage space and an acre of land. The neighborhood is now also dotted with larger, modern-looking houses. Some residents have gone to the San Mateo County Board of Supervisors in an attempt to limit the size of developments.

Welcome to

Stanford Hills

Located off Sand Hill and Alpine roads just a few blocks away from Stanford Shopping Center, the Stanford Hills neighborhood in Menlo Park is surprisingly serene. Children frequently set up soccer nets in the street and ride their bikes back and forth on Branner Drive — the only road one can use to get in and out of the miniature enclave of 78 houses, keeping traffic to a minimum. Homes in Stanford Hills are a bit less costly than those in surrounding neighborhoods because homeowners here lease the land from Stanford University. Most of the houses here are ranch homes built in the 1960s, which have been updated over the years. Some homes in this area enjoy views of the San Francisco Bay, Stanford University’s Hoover Tower and the surrounding golden hills, where you can watch cattle graze. Residents here say they enjoy the close-knit community vibe and neighborhood events like the annual Labor Day party in the park.
OUR FEATURED HOMES FOR SALE

WOODSIDE
36 Skyline Drive
$2,950,000 | 4 beds, 3 full & 1 half baths | 4,265 sq. ft.

PORTOLA VALLEY
272 Golden Hills Drive
$6,850,000 | 4 beds, 3 full & 2 half baths | 5,760 sq. ft.

PORTOLA VALLEY
141 Santa Maria Avenue
$2,829,000 | 4 beds, 4 baths | 3,068 sq. ft.

PORTOLA VALLEY
5933 Alpine Road
$4,888,000 | 5 beds, 4 baths | 4,100 sq. ft.

PORTOLA VALLEY
5660 Alpine Road
$19,000,000 | 6 beds, 9 full & 2 half baths | 14,500 sq. ft.

#1 TEAM for COLDWELL BANKER
All of Northern California, 2022
TOWN FACTS

POPULATION
4,456 (Census Bureau 2020)

MEDIAN AGE
55.5 years (Census Bureau estimate July 2020)

HOUSEHOLDS
1,742

HOMEOWNERS
84.9% (Census Bureau 2020)

MEDIAN HOME VALUE
$4.23 million (Zillow, September, 2022)
With narrow roads leading visitors to explore what’s around the corner, Portola Valley feels miles away from Silicon Valley, yet as the proverbial crow flies, it is less than a mile from Interstate 280 and less than 2 miles from the center of Stanford University. The town began its existence as a logging town and gets its name from Spanish military officer Gaspar de Portola, who became the first governor of Upper California. The town of Portola Valley was incorporated in 1964 with the goals of preserving the beauty of the valley, fostering low-density housing and limiting services to those necessary for local residents. Many of its developments have limited ridgetop building to preserve the natural environment. Coyote, wild turkey and deer sightings are common in people's yards. To this day, the town's goal is to maintain a balance between the rural, and the need for modern development.

Windy Hill Open Space Preserve offers 1,414 acres of ridges and redwood, fir and oak forests, with views of the San Francisco Bay and the Pacific Ocean accessible on clear days. Courtesy Midpeninsula Open Space District.

**Neighborhoods**

- Ladera
- Westridge
- Woodside Highlands
- Brookside Park
- Central Portola Valley
- Portola Valley Ranch
- Blue Oaks
- Los Trancos Woods/Vista Verde
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Hidden away on the edge of the old valley, near where Alpine and Los Trancos roads intersect and Portola Road ends, lies the planned community known as Portola Valley Ranch. The houses, their natural wood exteriors and earthy colors are visually harmonious, in keeping with developer Joe Whelan’s award-winning 1975 design plan. When the first Portola Valley Ranch houses were built in 1975, strict rules were put in place to minimize the disruption of the natural environment. As a result, homes are clustered together in the 453-acre area, and about 75% of the land is preserved as open space. An active homeowner’s association administers the lush common areas and shared recreational facilities, including a community ranch house capable of holding more than 100 people, two swimming pools, three tennis courts, a wine producing vineyard, vegetable gardens and dedicated hiking trails. Residents say this way of life has drawn together people of like minds, who generally have a love of the outdoors. This is the engine that keeps the community going. Here are six places to explore while visiting Portola Valley Ranch.

**ALPINE TRAIL/HAWTHORNS AREA**

Alpine Road

The Alpine Trail is an easy way to explore Portola Valley Ranch: It’s possible to make a full loop around the neighborhood by turning southeast from Alpine onto Sweet Springs Trail before joining Deer Path Trail, which leads back to Alpine, connecting near Portola Valley Ranch’s Community Ranch House. Walkers can also follow the Alpine Trail along the edge of the Hawthorns Area Plan, part of Windy Hill Preserve. The Midpeninsula Open Space District plans to restore the area’s native grasslands, olive grove and the historic Hawthorns House, and open the property to the public.

**SCENIC VIEWS**

4860 Alpine Road

Portola Valley Ranch provides easy access to the 1,414-acre Windy Hill Preserve, known for its grassy hilltops and scenic trails. For those looking for a relatively easy trek, the 1.6-mile Sausal Pond Loop features lush meadows, oak woods and striking views of Sausal Pond. While exploring the area, don’t be surprised to see wildlife. For more experienced hikers and those with a whole day to spend, the Windy Hill Loop leads through 7.2 miles of woodlands and meadows up to the summit, where visitors can see both the San Francisco Bay and the Pacific Ocean on a clear day.
KITE FLYING

4860 Alpine Road

Hiking isn’t the only reason to visit Windy Hill Preserve. Gusty winds here make it the ideal place to fly a kite. It’s not uncommon to come across paragliders also taking advantage of the winds here, which get caught and funneled through the preserve’s ridges and gulches, giving the preserve its name Windy Hill. The park’s picnic area makes for a perfect mid-trail stop. The tables near Spring Ridge Parking Area are ideal for enjoying a bite while taking in the views of the Peninsula.

COMMUNITY RANCH HOUSE

1 Indian Crossing

The Ranch House is essentially the neighborhood’s clubhouse where the hub of most community activities take place. The homeowners association maintains the property, which includes common green spaces and other community amenities, including two swimming pools, three tennis courts, a dog park, a fitness center and a volunteer-run vineyard. The neighborhood also maintains a community garden and orchard, providing a harvest of fresh fruits, vegetables and flowers.

PORTOLA VINEYARDS

850 Los Trancos Road

Portola Vineyards provides a glimpse into the region’s viticultural past. Here, visitors will find acres of grape vines, harvested with great fanfare each fall. The operation is largely a father-daughter enterprise, but their goal, in addition to making great wine, is to create a vineyard where the community gathers, enjoys good food and drink, and becomes better acquainted with the process that produces that food and drink. The vineyard is open to the public for wine tastings on select Sundays and hosts a series of Summer Jazz concerts.

COAL MINE RIDGE NATURE PRESERVE

Alpine Road and Willowbrook Drive

The Coal Mine Ridge Nature Preserve features 235 acres of open space and hiking trails accessible to Portola Valley Ranch. Originally home to the indigenous Muwekma Ohlone people, this preserve, bordered by Los Trancos and Corte Madera creeks, features a network of trails ranging between 1.5 and 4 miles that loop around Coal Mine Ridge. No matter which path you take, these trails offer the opportunity to observe flora and fauna native to the preserve, including wildflowers, ferns and centuries-old blue, black, valley and California oak trees.

Top left: The houses of Portola Valley Ranch are spaced out and nestled into hills and trees, giving the neighborhood the natural feeling it’s known for. Photo by John Bricker. Bottom left: A view of the Hawthorns area of Windy Hill, looking toward Windy Hill, which is in the process of opening up to the public. Courtesy Chris Barresi/Midpen. Above right: Len Lehmann drives the tractor as assistant winemaker Anthony Triolo loads it with crates of freshly picked pinot noir grapes at Portola Vineyards. Photo by Michelle Le.
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Welcome to Ladera

Ladera, Spanish for hillside or slope of a curve, is a 284-acre unincorporated community adjacent to the northeastern border of Portola Valley. Just south of Interstate 280 and west of Alpine Road, Ladera’s roughly 535 homes are tucked away on oak-studded hills off winding, Spanish-named streets that translate to meadowlark, peach tree and dove. Before California statehood, Spaniards used Ladera’s land for grazing and logging. The area was part of a massive land grant that changed from Spanish and then American hands throughout the 19th and early 20th centuries. In 1946, a group of Stanford professors, purchased the land with the intention of creating an cooperative community. The plan ran into money trouble and ended up in the hands of developers. Today, about less than half of the homes date back to the originals, but most are still ranch style and situated on anywhere from quarter- to two-acre lots. Ladera Recreational District serves as the central social hub of the community, and ad hoc social events are punctuated by regular neighborhood-wide celebrations. Ladera celebrates Fourth of July with three days of food, games and music and Labor Day with a carnival. Every Halloween the shady walking paths are converted into “haunted” trails where teens spook each other, and in the holiday season carolers make their rounds.

“We recently used Jennifer and Kimm to sell our house in Portola Valley. We’ve bought and sold a few times in our lives and never experienced this type of service.

From the initial no-pressure consults, staging, landscaping, negotiating, and closing everything was seamless. We felt confident throughout the process and reassured along the way. Selling can be stressful and they were there to hold our hands. They had a referral for everything and met with all of the contractors to get the house ready. They even helped us with relocation details to help us get to the Midwest!

It was the easiest process and we wouldn’t hesitate recommending them to everyone in this area and beyond! They can handle anything you throw at them! Best of luck to Jennifer and Kimm. They are truly one of a kind in this market and get it done and done right.”

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Represented Seller
Los Charros Lane, Portola Valley | $5,900,000

Represented Buyer
Los Trancos Road, Portola Valley | $7,155,000

Represented Buyer & Seller
Alpine Road, Portola Valley | $3,450,000
Welcome to Central Portola Valley

Rolling hills, open meadows and vast views are what one expects to find on the 1- to 10-acre plots in Central Portola Valley, roughly bounded by Alpine Road, Portola Road and Westridge Road. Homeowners value their open space and privacy more than over-sized homes on small lots; even back in the late 1940s, when The Westridge Company bought up 209 acres for $125,000 (later adding another 500 acres), buyers voted not to impose a minimum house size on their 2.5-acre lots. Last year, median home prices in Portola Valley for four homes sold was $3.9 million. In November, three houses were on the market in Central Portola Valley ranging from $4.5 million to $6.8 million.

Quick Facts

**BOUNDARIES**
South of Westridge Drive to Portola and Alpine Roads, and west of Alpine Road

**HOUSING STOCK**
Mix of single-family homes on large lots

**WHO LIVES HERE**
Families, tech professionals, old-timers

**WHY PEOPLE LOVE IT HERE**
Rustic living

**PARKS**
Little People’s Park at Portola Valley Town Center; Windy Hill Open Space Preserve

**SHOPPING**
Portola Road, Valley Center, Ladera Shopping Center

**PRIVATE SCHOOLS**
Woodside Priory School, Portola Valley

**PUBLIC SCHOOLS**
Portola Valley School District — Ormondale School (K-3), Portola Valley; Corte Madera School (4-8), Portola Valley
Sequoia Union High School District — Woodside High School, Woodside
Woodside Highlands

Set in the foothills off of Portola Road, Woodside Highlands is a neighborhood where people put down roots and get to know one another. Originally composed of summer cottages built in the 1920s and ‘30s, the neighborhood has grown into an internationally diverse community of longtime residents and young families. As you walk along the redwood- and oak-shaded roads, the intensity of Silicon Valley life fades away. There are no through roads, which adds to the neighborhood’s tucked-away feel. Historically, residents have been involved in their neighborhood in a unique way. The Home Improvement Association harks back to an association formed in the 1930s and has consistently played a role in the area’s development. When the Town of Portola Valley incorporated in 1964, some of the older roads, including those in Woodside Highlands, did not meet town standards for width and were not accepted by the town with regard to maintenance. As a result, the residents established a road maintenance district to manage repairs and improvements themselves, funded in part by a special assessment.

Los Trancos Woods/ Vista Verde

Residents in Los Trancos Woods/Vista Verde live here precisely because it’s up in the woods a bit, away from the hustle and bustle of Silicon Valley. There are no sidewalks and no streetlights — and they like it that way. But their community is also tightly knit because they’ve worked to be prepared for emergencies and to help each other through. Every house has a set of walkie-talkies, and people often stay for decades, forming tight bonds with neighbors. The Vista Verde and Los Trancos Woods neighborhoods are adjacent and very similar, but have kept separate associations over the years. Vista Verde is newer, but you wouldn’t know by driving the streets where one begins and the other ends. Each year the neighborhoods host at least two parties: “spring fling” and a summer picnic. The community also is home to the Los Trancos Woods Community Marching Band — a madcap troupe that has been playing the same music for 60 years. The 150-member band is made up mostly of players of traditional band instruments, not counting a washboard and a kazoo or two.
Welcome to Brookside Park

Brookside Park sits right next to the Windy Hill Open Space Preserve, 1,414 acres of paradise for outdoor enthusiasts. As such, wildlife — deer, raccoons and foxes — make frequent appearances in the neighborhood. Part of Brookside’s borders also serve as an iconic 14-mile bike route, “The Loop,” which runs through Portola and Alpine roads and leads to Stanford University before circling back to the neighborhood. Homes here are relatively small compared to those in other Portola Valley neighborhoods and sit on half-acre lots, on average.

Welcome to Blue Oaks

Blue Oaks encompasses 264 acres at the south end of Portola Valley. Most of the property is open space with permanent easements to prevent its development. The development’s first homes were constructed in the early 2000s and feature long driveways and large lots that give residents a degree of seclusion. Residents say living here is an interesting combination of retaining their privacy while having relationships with their neighbors. Overlooked by Coal Mine Ridge and surrounded by open space, the neighborhood frequently gets coyotes, bobcats, rabbits and other wildlife roaming through it.

Welcome to Westridge

In a place filled with ancient oaks, golden hills and native wildlife, such as Westridge neighborhood, it’s easy to forget how close one is to the heart of busy Silicon Valley. Though it’s just a few minutes west of Interstate Highway 280, residents say Westridge sometimes feels like a world away. The area was developed by the Westridge Company as a residential neighborhood in the 1920s after serving as a ranch for many years. Horse trails still crisscross between properties, but they are more frequently used by joggers and walkers than riders. Westridge’s natural, rural feel is its defining characteristic and attraction. Westridge homes are large and mostly secluded.
ERIKA’S 2022 YEAR-TO-DATE SALES

1585 Cañada Lane, Woodside
Listed at $5,595,000 (PENDING)

328 Lakeview Way, Emerald Hills
Listed at $2,695,000 (PENDING)

2150 Camino A Los Cerros, Menlo Park
Listed at $2,595,000 (PENDING)

1275 Cañada Road, Woodside
Listed at $4,295,000

20 Corto Lane, Woodside*
Listed at $6,250,000

3324 Woodside Road, Woodside*
Listed at $6,750,000

4125 Woodside Road, Woodside*
Listed at $6,900,000

59 James Avenue, Atherton
Listed at $5,995,000

190 Phillip Road, Woodside
Listed at $5,495,000

1225 Godetia Drive, Woodside
Listed at $5,295,000

1 Entrance Way, Woodside*
Listed at $2,988,000

927 Wilmington Way, Emerald Hills
Listed at $3,995,000

2004 Hopkins Avenue, Redwood City
Listed at $3,295,000

3829 Bret Harte Drive, Redwood City*
Listed at $2,298,000

87-89 Clinton Street, Redwood City
Listed at $2,495,000

1330 University Drive 57, Menlo Park
Listed at $2,049,000

16 Alverno Court, Redwood City
Listed at $1,995,000

467 8th Avenue, Menlo Park*
Listed at $1,595,000

255 Allen Road, Woodside
Listed at $1,995,000

OFF MARKET

Fox Hollow Road, Woodside
Manzanita Road, Woodside
Sheridan Way, Woodside
Stadler Drive, Woodside**
Rock Creek Court, Emerald Hills**
Hardwick Road, Woodside
Laning Drive, Woodside**

* Represented Buyer   ** Represented Buyer & Seller

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OVER $1.2 BILLION SOLD | #1 AGENT — WOODSIDE and #99 IN THE U.S. per RealTrends, 2022
TOWN FACTS

POPULATION
5,309 (Census Bureau 2020)

MEDIAN AGE
44.9 (Census Bureau 2020)

HOUSEHOLDS
1,761

HOMEOWNERS
87% (Census Bureau 2021)

MEDIAN HOME VALUE
$4.6 million (Zillow, September 2022)
Beginning in the 19th century, Woodside’s sawmills supplied lumber using a direct road from the redwood forests to the head of the tidewater in Redwood Creek. As you drive west from Interstate 280, the air cools and the redwoods loom overhead. This is one way to know you’re in Woodside. The charming town has a postcard-worthy grocery store, fire station and church, and homes of varying sizes are nestled into the landscape. A short walk or drive can take you from thick shade to grassy pastures with prim-looking barns and sleek-coated horses chewing hay. In fact, equestrian life is a big part of the Woodside community, and in most areas of town, parcels are large enough to provide space for equine friends. The area offers a number of trails for riding. As beautiful as these forested hillsides can be, living in a semi-rural, wooded area has some trade-offs. The CZU Lightning Complex fires in 2020 came too close for comfort, spurring renewed efforts in emergency preparedness and residential fire prevention. This includes the efforts of the Kings Mountain Volunteer Fire Brigade, which has been a community staple for years because of its art fair, which draws crowds into the redwoods every year.

Neighborhoods

- Emerald Hills
- Woodside Heights
- Woodside Hills
- Woodside Glens
- Mountain Home Road (Central Woodside)
- Family Farm/Hidden Valley
- Skywood/Skylonda
- Kings Mountain
Nestled in the western slopes of the Santa Cruz Mountains with views of Half Moon Bay, Purisima Creek Redwoods Open Space Preserve is 5,412-acres of forest. The breathtaking focal point of the preserve is Purisima Creek Canyon, with redwoods, ferns, berries and wildflowers surrounding the swiftly flowing creek. Managed by the Midpeninsula Open Space District, the preserve is easily accessible from the North Ridge Parking Area on Skyline Boulevard. The Redwood Trail offers a quarter-mile flat walk through the forest with wheelchair-accessible picnic tables and restrooms.

Along with overseeing and supporting the Kings Mountain Fire Department, the Kings Mountain Volunteer Fire Brigade plays a pivotal role in connecting and serving the neighborhood. This nonprofit manages a community center and fire house in the thick redwoods along Skyline Boulevard. It supports the Kings Mountain Association and Kings Mountain Elementary School and has developed outreach programs, social events and other community services. The crown jewel of the Brigade’s community outreach is the Kings Mountain Art Fair, a volunteer-run event that has regularly drawn crowds to the redwoods to see and buy art by independent artists every Labor Day weekend since 1963.

There are hundreds of redwood-studded enclaves in Northern California, but nowhere like Kings Mountain. Residents here gush about the views: redwoods framing a sun setting on the ocean. And when residents aren’t taking in views from above the trees, they’re likely hiking through them on one of the nearby trails. Located off the northern part of Skyline Boulevard in the hills above Woodside, the neighborhood is less than 20 minutes away from the rest of the Peninsula but feels as if it’s a world away. But residents say the community spirit here is even more impressive than the towering redwoods. Every Labor Day, neighbors come together for the famed Kings Mountain Art Fair to raise funds for the Kings Mountain Volunteer Fire Brigade and community center, which hosts classes for residents and serves as a central gathering point. Residents say volunteering at the event is the best way to give back to the community. The volunteer event has enabled the fire department to purchase new firefighting equipment, rather than rely solely on secondhand engines. Here are six places to explore while visiting Kings Mountain/Skyline.
KINGS MOUNTAIN ARCHERS

1100 Kings Mountain Road

Located within Huddart Park, Kings Mountain Archers serves as the gathering place for archers of all skill levels and ages. This volunteer organization focuses on making archery accessible and safe to the public by providing free classes, training, educational seminars and opportunities to compete. The archery range includes a picnic area, clubhouse and a variety of targets set at distances ranging from 10 to 100 yards. Kings Mountain Archers welcomes guests at club meetings, held on first Thursdays every month, and club shoots, held on second Sundays every month.

HUDDART PARK

1100 Kings Mountain Road

Huddart Park offers more than 900 acres of open space, including forested slopes, shady canyons and open meadows, along with barbeque pits and a playground for get-togethers in the fresh mountain air. The park’s trails offer paths that wind alongside gulches and creeks, offering views of the countryside and opportunities to see area wildlife, including deer and red-tailed hawks. The Archery Fire, Bay Tree, Campground and Canyon trails offer many ways to explore the park on foot or on horseback with self-guided tours and docent-led educational programs.

TEAGUE HILL OPEN SPACE PRESERVE

Kings Mountain Road, a quarter mile east of Skyline Boulevard

Across Kings Mountain Road from Huddart Park, Teague Hill Open Space Preserve offers hiking on the Skyline Trail through the Santa Cruz Mountains. Accessible by foot or on horseback, the Skyline Trail offers a journey through oak and madrone woodlands and gives hikers a chance to spot the rare Kings Mountain Manzanita plant endemic to the mountain. The Skyline Trail also connects to the Bay Area Ridge Trail, where 550 miles of pathway is planned to eventually connect the entire Bay Area in a giant loop.

BIKING AND HIKING ON KINGS MOUNTAIN ROAD

Kings Mountain Road

Before you even enter the Kings Mountain/Skyline neighborhood, you can see many breathtaking views of the Peninsula from Kings Mountain Road. Flanked by steep hills on one side and clear views of Woodside over the peaks of thickly packed redwood trees, the steep and winding road makes for a scenic drive, hike or bike ride. Despite the road’s sharp corners and steep climbs, cyclists are often seen making the trek up the mountain side, facing the challenge head on for the sake of the gorgeous vistas along the way and the sense of accomplishment at the summit. Ending at Woodside’s “Flying Mile,” where car enthusiasts enjoy the slopes and curves of Skyline Boulevard, Kings Mountain Road is one of the most beautiful journeys available on the Peninsula.

Top left: Houses in Kings Mountain/Skyline are often surrounded by redwoods and down private roads, giving residents a secluded and woody environment. Photo by John Bricker. Bottom right: The Purisima Creek Redwoods Open Space Preserve boasts more than 5,000 acres of forest, with the Purisima Creek Canyon’s swiftly flowing brook and surrounding wildflowers standing out as its crown jewel. Courtesy Getty Images. Above: Cyclists ride along Kings Mountain Road in Woodside. Photo by Magali Gauthier.
Spectacular Central Woodside Estate

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Welcome to Mountain Home Road (Central Woodside)

Situated a stone's throw from Woodside's town center, Mountain Home Road is bordered by a meandering creek. The neighborhood got its start as the huge Mountain Home Ranch and passed through the hands of late-19th-century millionaires, including the Folger family of coffee fame. Residents here love their horses and aren't afraid to show it. At the same time, they are very private and choose to live away from the center of Silicon Valley life. Many of the homes in the Mountain Home Road area are surrounded by horse trails. And while the large lots and mansions — along with the beautiful and convenient location — have attracted rich and famous types, the equestrian element is still going strong. If you want to have horses at home, this is where you go: Properties here are large enough to allow residents to keep multiple horses, and nearby Wunderlich County Park provides plenty of trails on which to ride. The area is home to some of Woodside's largest estates and most affluent residents.
THANK YOU ALL FOR YOUR BUSINESS AND HAVE A HAPPY 2023!

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Each office is independently owned and operated.
Welcome to Woodside Glens

Once a weekend getaway dotted with small cottages, Woodside Glens is now home to about 185 single-family homes on 80 acres that sit a half-mile away from the town’s commercial area. Established in the 1920s as two subdivisions with lots ranging from 7,000 to 20,000 square feet, the Glens saw big changes in the 1990s as residents began to radically remodel and tear down original cottages not designed for year-round living. Over time, septic tanks gave way to sewer pipes, and the town of Woodside capped the size of residences. Most of today’s newer homes still conform to the rustic ambiance; shingles and wood siding are far more prominent than the occasional stucco. One of the Glens’ most popular annual activities is Halloween, during which residents close the streets for a large block party. Residents also enjoy viewing Fourth of July fireworks together from the top of Kite Hill, a native plant preserve separating the neighborhood from nearby Interstate 280. While the neighborhood has seen many changes since its early days, many old-timers say its tolerant and welcoming vibe has remained the same.

Quick Facts

**BOUNDARIES**
Between I-280 and Cañada Road, Neuman Lane and Arbor Court

**HOUSING STOCK**
Rustic-style homes

**WHO LIVES HERE**
Families, old-timers

**WHY PEOPLE LOVE IT HERE**
Small-town feel, supportive neighbors and proximity to schools, the town center and freeway

**NEARBY SHOPPING**
Woodside Road, Woodside

**NEAREST PARKS/RECREATION**
Huddart County Park, Woodside; Wunderlich County Park, Woodside

**PUBLIC SCHOOLS**
Woodside Elementary School
District — Woodside Elementary School, Woodside

Sequoia Union High School
District — Woodside High School, Woodside
Woodside Hills

Woodside Hills surprises visitors with lush woods, winding roads and an equestrian community. Lot sizes here, northeast of Interstate 280, are generally more than 1 acre, considerably larger than home sizes on the other side of the highway in the same town.

Residents here say they have plenty of neighbors, but homes are far enough apart to give them a sense of privacy. The spacious landscaping of Woodside Hills can be attributed to land developer David D. Bohannon, who founded the community along with a homeowners association in 1938 to preserve his rural vision. Many of the 250 homes in Woodside Hills offer amazing views. And while the neighborhood feels remote, it’s just a short drive to shopping and entertainment in Redwood City.

The area tends to attract high-tech employees, doctors, lawyers and other professionals. Generations of families here tend to stay put, so the turnover of homes is low.

Woodside Heights

Tucked in the hills between Woodside Road, Alameda de las Pulgas, Interstate 280 and West Atherton, Woodside Heights provides a rural retreat from the otherwise hectic Peninsula. The residential neighborhood was once part of the sprawling country estate that belonged to Walter Buck, vice president of the American Distilling Company. Buck’s 52-room Gothic mansion, built in 1929, still stands on 5 acres of the original estate, but the rest of the property has been since subdivided into roughly 100 parcels measuring anywhere from half an acre to 5 acres.

Because the neighborhood still feels like a secluded country getaway with winding roads, abundant wildlife, homes hidden behind mature trees and an occasional vineyard, it has become an attractive place for those seeking privacy and tranquility. Many of the same families, or the next generation of those families, still live in the neighborhood. Strict building restrictions have prevented homes from being torn down and replaced by bigger ones.
Welcome to

Skywood/Skylonda

As Highway 84 climbs into the mountains, redwood, oak and eucalyptus trees thicken, dappling the winding road to Skywood with shade. The Woodside neighborhood is a nature lover’s paradise, hidden among the trees just off the mountain highway. Dry, grassy hills and lush foliage give Skywood its quintessential Northern California feel, and the nearby Wunderlich Park offers residents 942 acres of hiking trails through its forests and meadows. The neighborhood is still, warm and quiet, protected by its trees and also its altitude, which sets it away from the bustle of the Peninsula. Many of the homes play with levels to accommodate the uneven mountain terrain. The styles vary; each custom-built house is unique. Midcentury modern homes stand among ranch-style properties, Japanese-inspired retreats and chalet-like cobblestone cabins. The properties vary in size from about 1 to 5 acres, with large yards well incorporated into the surrounding landscape.

Welcome to

Family Farm/Hidden Valley

As Sand Hill Road curves from Interstate 280 toward Portola Valley, the scenery quickly changes from suburban to rural. Thick stands of trees line the roads, breaking occasionally for a glimpse of a golden meadow.

It can be easy to miss the two Woodside neighborhoods that rest just to the east of Portola Road: Family Farm and Hidden Valley. There, the lots are large, leaving many of the residences secluded. Out of the original 1950s development of Hidden Valley, today’s residents have built and continue to build new homes — sprawling estates in styles with Spanish, Mediterranean and East Coast influences. While no formal neighborhood association exists, residents do get together for an annual Christmas party. To the north of Hidden Valley lies Family Farm, which if anything, feels even more enmeshed in its natural surroundings. Residents here describe themselves as “animal people.” The neighborhood is home to horses, sheep, goats, chickens, pigs, cats and many dogs. The Family Farm Road Association exists to take care of the neighborhood’s private roads, but the sense of community goes much deeper. Every year there is a summer barbecue and holiday party.

Quick Facts

BOUNDARIES
South of Wunderlich County Park between Highway 84 and La Honda Open Space Preserve

HOUSING STOCK
Custom-built single-family homes

WHO LIVES HERE
Mostly families

WHY PEOPLE LOVE IT HERE
Surrounded by nature, off the beaten path

Parks
Huddart County Park, Woodside; Wunderlich County Park, Woodside

Public Schools
Portola Valley School District — Ormondale School, Portola Valley; Corte Madera School, Portola Valley; Sequoia Union High School District — Woodside High School, Woodside

Shopping
State Route 84 and La Honda Road

Woodside Road, Woodside; Portola Road, Portola Valley
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Welcome to Emerald Hills

Residents of Emerald Hills can see Crystal Springs Reservoir and the fog spilling over the nearby Santa Cruz Mountains, and yet they are within less than 2 miles of Interstate 280, shops, libraries and schools. Emerald Hills is hilly with a lot of windy streets running through chaparral and woods. It’s a place where neighbors know one another and have impromptu block parties.

Originally, the area was a resort town for affluent San Franciscans wanting to escape the fog and cold. In recent decades, it has become an attractive place for younger families to raise children. One feature setting this area apart from others is its geography: The neighborhood literally sits within two cities — Woodside and Redwood City — as well as unincorporated San Mateo County.

Quick Facts

**BOUNDARIES**
Edgewood Road, Alameda de las Pulgas, Farm Hill Boulevard and Interstate 280

**HOUSING STOCK**
Diverse mix of older and newer single-family residences on lots ranging from 10,000 square feet to 3 acres

**WHO LIVES HERE**
Mostly families

**WHY PEOPLE LOVE IT HERE**
Spectacular view of the Bay Area

**SHOPPING**
Woodside Town Center on Woodside Road, Woodside Plaza in Redwood City

**PARK**
Edgewood County Park

**PUBLIC SCHOOLS**
Redwood City School District —
Roy Cloud Elementary School, Redwood City
Woodside Elementary School District —
Woodside School, Woodside
Sequoia Union High School District —
Woodside High School, Woodside
Lyn, Beth and Liliana are true Menlo Park-Atherton area natives, attended local schools, maintain strong connections and have an in-depth knowledge of the area and its surroundings. They are dedicated to serve the community and their clients. A special synergy is created when knowledgeable, energetic and creative real estate professionals get together and do what they love to do.

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