



Kathy Chan
 Ph: 6508809278
 kathy@parcbay.com
 Real Estate Broker

Quick Summary of Comparable Properties

Residential Lease/Rental Summary

Res. Lease Single Family

SOLD

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	Rent/Mth	Age	Rented Prc	COE
506 Palmer Lane	Menlo Park	4	4 1	112	4,044	\$3.20	15,431 (sf)	\$12,950	2	\$12,950	01/21/19
1545 Laurel Place	Menlo Park	5	4 0	25	2,980	\$3.60	8,700 (sf)	\$9,500	67	\$10,740	01/05/19
600 Wallea Drive	Menlo Park	4	3 0	7	2,180	\$4.59	10,350 (sf)	\$12,000	69	\$10,000	01/24/19
2180 Valparaiso Avenue	Menlo Park	4	4 0	54	3,620	\$2.76	10,125 (sf)	\$9,995	18	\$9,995	03/07/19
248 Encinal Avenue	Menlo Park	3	3 0	29	2,760	\$3.06	10,925 (sf)	\$8,900	82	\$8,450	03/15/19
146 Felton Drive	Menlo Park	4	2 0	19	2,230	\$3.50	12,040 (sf)	\$7,800	64	\$7,800	01/24/19
1905 Oak Avenue	Menlo Park	4	3 0	4	2,680	\$2.89	12,032 (sf)	\$7,495	64	\$7,750	02/27/19
129 Bay Road	Menlo Park	5	3 0	87	2,542	\$2.95	5,450 (sf)	\$7,499	4	\$7,500	02/09/19
1120 Saxon Way	Menlo Park	3	2 0	49	1,710	\$4.39	11,000 (sf)	\$8,800	65	\$7,500	01/01/19
1780 Poppy Avenue	Menlo Park	3	2 0	2	1,860	\$3.74	10,324 (sf)	\$6,950	70	\$6,950	03/15/19
460 Cotton Street	Menlo Park	3	2 0	101	1,870	\$3.48	10,458 (sf)	\$7,850	69	\$6,500	02/14/19
910 Cloud Avenue	Menlo Park	3	2 0	35	1,630	\$3.93	5,500 (sf)	\$6,800	73	\$6,400	02/01/19
1393 Woodland Avenue	Menlo Park	2	2 2	81	1,200	\$5.00	11,200 (sf)	\$6,000	64	\$6,003	02/01/19
2001 Valparaiso Avenue	Menlo Park	3	2 0	5	1,750	\$3.43	7,440 (sf)	\$6,000	72	\$6,000	03/20/19
932 Theresa Court	Menlo Park	4	2 0	31	1,760	\$3.41	7,000 (sf)	\$5,900	45	\$6,000	02/27/19
555 Encina Avenue	Menlo Park	2	1 1	10	1,870	\$3.10	19,700 (sf)	\$5,900	78	\$5,800	03/04/19
58 Callie Lane	Menlo Park	3	2 0	10	1,300	\$3.92	5,060 (sf)	\$5,100	63	\$5,100	02/10/19
211 Haight Street	Menlo Park	3	1 0	12	1,080	\$4.63	7,896 (sf)	\$5,000	68	\$5,000	03/08/19
1053 Oakland Avenue	Menlo Park	3	1 0	63	1,200	\$4.13	8,448 (sf)	\$4,950	72	\$4,950	02/27/19
718 15Th Avenue	Menlo Park	3	2 0	21	1,283	\$3.82	5,350 (sf)	\$4,900	74	\$4,900	02/20/19
105 Loyola Avenue	Menlo Park	2	2 0	9	3,305	\$1.21	9,400 (sf)	\$4,000	10	\$4,000	03/05/19
1074 Laurel Street	Menlo Park	1	1 0	7	780	\$4.87	5,060 (sf)	\$3,800	92	\$3,800	01/26/19
415 8Th Avenue	Menlo Park	3	2 0	20	1,486	\$2.49	5,300 (sf)	\$3,700	85	\$3,700	12/15/18

SOLD

Listings: 23 AVG VALUES: 34 2,049 \$3.57 9,313 (sf) \$7,034 60 \$6,860

Listings Total: 23 AVG VALUES FOR ALL: 34 2,049 \$3.57 9,313 (sf) \$7,034 60 \$6,860

Quick Statistics (23 Listings Total)

	Min	Max	Median
List Price	\$3,700	\$12,950	\$6,800
Sale Price	\$3,700	\$12,950	\$6,400

The above information is deemed to be accurate but not guaranteed.



Kathy Chan
 Ph: 6508809278
 kathy@parcbay.com
 Real Estate Broker

Quick Summary of Comparable Properties

Residential Lease/Rental Brief Report

Residential Lease/Rental

Sold 506 Palmer Lane Menlo Park 94025 **\$12,950** **MLS: ML81725253**
BedsBaths (F/ Baths (F/P): 4|1 **DOM: 112**



Property Overview

Pricing / Dates

Area: County Area / Fair Oaks Ave (311)
 Bds,Bth: 4, 4|1 Age: 2
 SqFt: 4,044 Lot: 15,431 (sf)

Original: **\$12,950** Date: 9/26/18
 List: **\$12,950** Date: 9/26/18
 Sold: **\$12,950** Date: 1/21/19
 \$/SqFt: **\$3.20**

OffMktDate: 1/15/19

Remarks

Stunning home presents two levels of absolute luxury with the perfect blend of traditional and contemporary panache. The floor plan is an open and light design with exceptional finishes and a designer-selected color palette. Adding timeless appeal is European white oak flooring in every room, complemented by crisp white millwork and sleek quartz finishes. Formal rooms, a tremendous great room kitchen, plus a flexible-use room for play or fitness offer myriad options for daily enjoyment, while 4 bedroom suites provide luxurious personal retreats, including a main-level suite ideal for guests. Enhancing the homes contemporary style are linear gas fireplaces., with a location less than 2 miles to downtown Menlo Park and 3.5 miles to Facebook headquarters, this is a wonderful place for Silicon Valley living!

Property Features

Bedrooms
4

Additional Rooms
--

Garage/Parking
Attached Garage

Listed By Tim Kerns, Compass

The above information is deemed to be accurate but not guaranteed.



Kathy Chan
 Ph: 6508809278
 kathy@parcbay.com
 Real Estate Broker

Quick Summary of Comparable Properties

Sold 600 Wallea Drive Menlo Park 94025 \$12,000 MLS: ML81735590
 BedsBaths (F/ Baths (F/P): 3|0 DOM: 7



Property Overview		Pricing / Dates	
Area: Central Menlo (303)		Original: \$12,000	Date: 1/17/19
Bds,Bth: 4, 3 0	Age: 69	List: \$12,000	Date: 1/17/19
SqFt: 2,180	Lot: 10,350 (sf)	Sold: \$10,000	Date: 1/24/19
		\$/SqFt: \$4.59	
		OffMktDate: 1/23/19	

Remarks
 This four bedroom 3 bath home is located in West Menlo. Fabulous neighborhood. Close to downtown Menlo Park, Oak Knoll & Hillview Schools and the San Mateo Dr. Bike bridge to Stanford. The owners have recently renovated the kitchen, new appliances, new roof, new furnace (nest system), new water heater with recirculation system. and new carpet in the master bedroom. Hardwood floors throughout the rest of the home. Home is in process of being painted and prepared to lease. Back yard has a large lawn area, Wisteria covered BBQ area, vegetable boxes, tree house and numerous fruit trees. Gardener included. Additional pictures when interior painting is completed.

Property Features

Bedrooms 4 **Additional Rooms** Storage
Garage/Parking Attached Garage

Listed By Lyn Jason Cobb, Coldwell Banker Residential Brokerage

Sold 2180 Valparaiso Avenue Menlo Park 94025 \$9,995 MLS: ML81734953
 BedsBaths (F/ Baths (F/P): 4|0 DOM: 54



Property Overview		Pricing / Dates	
Area: County / Alameda Area (302)		Original: \$11,950	Date: 1/11/19
Bds,Bth: 4, 4 0	Age: 18	List: \$9,995	Date: 1/11/19
SqFt: 3,620	Lot: 10,125 (sf)	Sold: \$9,995	Date: 3/7/19
		\$/SqFt: \$2.76	
		OffMktDate: 3/6/19	

Remarks
 FULLY FURNISHED!! BEST FIND IN THE LAS LOMITAS AREA OF MENLO PARK. OVER SIZED FAMILY ROOM, ABUNDANT NATURAL LIGHT, KITCHEN IS A CHEF'S DELIGHT, SPACIOUS ROOMS, HARDWOOD FLOORS, BEAUTIFULLY LANDSCAPED YARDS. MUST SEE!

Property Features

Bedrooms 4 **Additional Rooms** --
Garage/Parking Attached Garage

Listed By The Chandani Group, Anthem Realty

The above information is deemed to be accurate but not guaranteed.



Kathy Chan
 Ph: 6508809278
 kathy@parcbay.com
 Real Estate Broker

Quick Summary of Comparable Properties

Sold	1545 Laurel Place Menlo Park 94025	\$9,500	MLS: ML81733123
	BedsBaths (F/ Baths (F/P): 4 0		DOM: 25



Property Overview		Pricing / Dates	
Area: Middlefield to El Camino Menlo Park (305)	Age: 67	Original: \$11,000	Date: 12/11/18
Bds,Bth: 5, 4 0	Lot: 8,700 (sf)	List: \$9,500	Date: 12/11/18
SqFt: 2,980		Sold: \$10,740	Date: 1/5/19
		\$/SqFt: \$3.60	OffMktDate: 1/4/19

Remarks
 Short-term rental of FURNISHED home. 2012 remodeled and rebuilt home in cul-de-sac, top end kitchen appliances (e.g. Sub-Zero refrigerator, Viking 4 burner gas range/oven, Thermador dishwasher, etc), spacious breakfast nook with bay window, kitchen pantry, separate dining room with boxed coffered ceiling, wainscoting, French doors open to backyard, molding, ironwood decking, vaulted ceilings, marble bathroom counter tops, built in walk in closet, custom tile floors, custom wood arbor. Two bedrooms suites. Spacious yard with lovely landscaping. Within walking distance of Encinal School (Kindergarten to 5th grade). Conveniently located near Stanford, Sand Hill Road, Facebook and hundreds of companies along 101. No pets. No smoking.

Property Features

Bedrooms 5	Additional Rooms Office Area, Storage
Garage/Parking Uncovered Parking	

Listed By Veronica Kogler, Coldwell Banker Residential Brokerage

The above information is deemed to be accurate but not guaranteed.



Kathy Chan
 Ph: 6508809278
 kathy@parcbay.com
 Real Estate Broker

Quick Summary of Comparable Properties

Sold	248 Encinal Avenue Menlo Park 94025	\$8,900	MLS: ML81738971
	BedsBaths (F/ Baths (F/P): 3 0		DOM: 29



Property Overview	Pricing / Dates	
Area: Felton Gables (306)	Original: \$9,500	Date: 2/14/19
Bds,Bth: 3, 3 0	List: \$8,900	Date: 2/14/19
Age: 82	Sold: \$8,450	Date: 3/15/19
SqFt: 2,760	Lot: 10,925 (sf)	\$/SqFt: \$3.06
		OffMktDate: 3/15/19

Remarks

Reminiscent of an English country estate, this spacious home for rent has style, charm, character and a location that's hard to beat. A short drive to SJC or SFO, and close to iconic peninsula companies and Stanford University. 3 bedrooms and bathrooms in the main house and a separate bed/bath combo over the detached rear garage, ideal for a home office, playroom, guest quarters and more. Lots of storage and play space in the yard and both the front and rear two car garages. The master suite includes a separate sitting room with fireplace, walk-in closet, separate tub/shower and w/c. Prefer a one year lease, but terms are negotiable.

Property Features

Bedrooms 3	Additional Rooms Loft, Storage, Other
----------------------	---

Garage/Parking
 Attached Garage, Detached Garage, Guest / Visitor Parking, Parking Area

Listed By Paul B Newman, Readi-Home

Sold	1120 Saxon Way Menlo Park 94025	\$8,800	MLS: ML81728159
	BedsBaths (F/ Baths (F/P): 2 0		DOM: 49



Property Overview	Pricing / Dates	
Area: Central Menlo (303)	Original: \$10,500	Date: 10/18/18
Bds,Bth: 3, 2 0	List: \$8,800	Date: 10/18/18
Age: 65	Sold: \$7,500	Date: 1/1/19
SqFt: 1,710	Lot: 11,000 (sf)	\$/SqFt: \$4.39
		OffMktDate: 12/3/18

Remarks

This single level, Central Menlo Park home is located a few blocks from downtown Menlo Park. Recently updated three bedroom and two bath home with hardwood floors also has an office. Easy access to Stanford, Sand Hill Road and Palo Alto. Located in the Menlo Park School District and Menlo Atherton High School (tenant to confirm). Large backyard with plenty of grass. Pets are a possibility but an application for the pet must be submitted along with an additional pet deposit if accepted by landlord.

Property Features

Bedrooms 3	Additional Rooms Office Area
----------------------	--

Garage/Parking
 Detached Garage

Listed By Maya Sewald, Compass

The above information is deemed to be accurate but not guaranteed.



Kathy Chan
 Ph: 6508809278
 kathy@parcbay.com
 Real Estate Broker

Quick Summary of Comparable Properties

Sold 460 Cotton Street Menlo Park 94025 \$7,850 MLS: ML81730226
 BedsBaths (F/ Baths (F/P): 2|0 DOM: 101



Property Overview		Pricing / Dates	
Area: Central Menlo (303)		Original: \$7,850	Date: 11/5/18
Bds,Bth: 3, 2 0	Age: 69	List: \$7,850	Date: 11/5/18
SqFt: 1,870	Lot: 10,458 (sf)	Sold: \$6,500	Date: 2/14/19
		\$/SqFt: \$3.48	
		OffMktDate: 2/11/19	

Remarks
 Charming 3 bedrooms, 2 bathroom home in West Menlo Park on a quiet street. Living Room with fireplace and French doors that open to a spacious back yard, Dining room located off the Kitchen, Kitchen with updated stainless steel appliances and pantry. Hardwood flooring throughout and plenty of closet storage space. Laundry room with new LG washer & dryer located off the Garage.

Property Features

Bedrooms 3 **Additional Rooms** --

Garage/Parking
 Attached Garage, Gate/Door Opener, On Street

Listed By Gregory Terry, Alain Pinel Realtors

Sold 146 Felton Drive Menlo Park 94025 \$7,800 MLS: ML81733723
 BedsBaths (F/ Baths (F/P): 2|0 DOM: 19



Property Overview		Pricing / Dates	
Area: Felton Gables (306)		Original: \$7,800	Date: 12/21/18
Bds,Bth: 4, 2 0	Age: 64	List: \$7,800	Date: 12/21/18
SqFt: 2,230	Lot: 12,040 (sf)	Sold: \$7,800	Date: 1/24/19
		\$/SqFt: \$3.50	
		OffMktDate: 1/9/19	

Remarks
 Lovely Felton Gables home. Large living room/dining room with recessed lights, fireplace and hardwood floors. Remodeled kitchen with lots of counter space and gas range. Eat in area in kitchen possible. 4 bedrooms with hardwood floors and ample closets. Upgraded hall bath with shower over tub. Master bedrooms has a remodeled bath with 3 separate closets. Large outdoor space with basketball hoop in the back. Expansive outdoor patio. Weekly gardener included. 2 car attached garage with extra storage and washer/dryer hook up. Available February 1st.

Property Features

Bedrooms 4 **Additional Rooms** --

Garage/Parking
 Attached Garage

Listed By Diane Thomas, Outlook Realty Group, Inc.

The above information is deemed to be accurate but not guaranteed.



Kathy Chan
 Ph: 6508809278
 kathy@parcbay.com
 Real Estate Broker

Quick Summary of Comparable Properties

Sold	129 Bay Road Menlo Park 94025	\$7,499	MLS: ML81730371
	BedsBaths (F/ Baths (F/P): 3 0		DOM: 87



Property Overview		Pricing / Dates	
Area: Flood Park Area (309)		Original: \$8,000	Date: 11/6/18
Bds,Bth: 5, 3 0	Age: 4	List: \$7,499	Date: 11/6/18
SqFt: 2,542	Lot: 5,450 (sf)	Sold: \$7,500	Date: 2/9/19
		\$/SqFt: \$2.95	
			OffMktDate: 2/9/19

Remarks

Are you doing construction? Do you need a temporary place to stay in the Menlo Park school district? If so, this newly built home is a perfect temporary home for your family. It features five bedrooms, three full bathrooms, a chef's kitchen, and a beautifully landscaped yard.

It is available today through 7/31/19 only. Mostly furnished with high-end furnishings (living room, family room, 4 bedrooms, and linens). The kitchen is sparsely furnished with kitchen items. Owner pays bi-weekly cleaning and yard maintenance.

Absolutely no pets. We're looking for a good family who's here for a temporary stay.

Property Features

Bedrooms	Additional Rooms
5	--

Garage/Parking
 Attached Garage, Parking Area, Uncovered Parking

Listed By Shannon Thoke, Shannon Thoke, Broker

The above information is deemed to be accurate but not guaranteed.



Kathy Chan
 Ph: 6508809278
 kathy@parcbay.com
 Real Estate Broker

Quick Summary of Comparable Properties

Sold 1905 Oak Avenue Menlo Park 94025 **\$7,495** **MLS: ML81739119**
BedsBaths (F/ Baths (F/P): 3|0 **DOM: 4**



Property Overview		Pricing / Dates	
Area: Central Menlo (303)		Original: \$7,495	Date: 2/15/19
Bds,Bth: 4, 3 0	Age: 64	List: \$7,495	Date: 2/15/19
SqFt: 2,680	Lot: 12,032 (sf)	Sold: \$7,750	Date: 2/27/19
		\$/SqFt: \$2.89	
		OffMktDate: 2/18/19	

Remarks
 Rare opportunity to lease an amazing single level 4BR, 3 Bath home in West Central Menlo Park! This home has the perfect floor plan with all 4 BD's on one side of the home and the Living Rm, Dining Rm, Kitchen and huge (HUGE) Family Room on the other. Plus, you have your Master BR, LR, DR & FR all facing the backyard w/ nice patio and lawn. The backyard has a park-like setting backing to the creek.

Property Features

Bedrooms 4 **Additional Rooms** Laundry Room

Garage/Parking
 Gate/Door Opener, Uncovered Parking

Listed By Douglas Andrew Gonzalez, Coldwell Banker Residential Brokerage

Sold 1780 Poppy Avenue Menlo Park 94025 **\$6,950** **MLS: ML81741420**
BedsBaths (F/ Baths (F/P): 2|0 **DOM: 2**



Property Overview		Pricing / Dates	
Area: Central Menlo (303)		Original: \$6,950	Date: 3/5/19
Bds,Bth: 3, 2 0	Age: 70	List: \$6,950	Date: 3/5/19
SqFt: 1,860	Lot: 10,324 (sf)	Sold: \$6,950	Date: 3/15/19
		\$/SqFt: \$3.74	
		OffMktDate: 3/7/19	

Remarks
 Fabulous 1-story Ranch-style 3 bedroom, 2 bath home in prime Menlo Park location.

Property Features

Bedrooms 3 **Additional Rooms** --

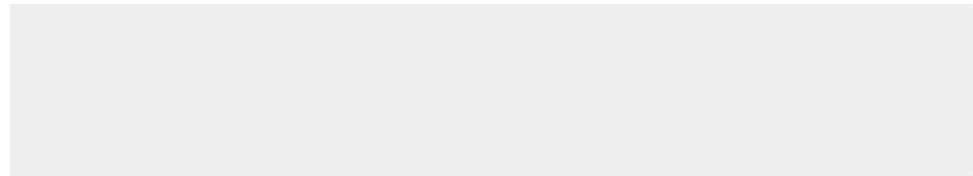
Garage/Parking
 Attached Garage

Listed By Keri Nicholas, Parc Agency Corporation

The above information is deemed to be accurate but not guaranteed.



Kathy Chan
 Ph: 6508809278
 kathy@parcbay.com
 Real Estate Broker



Quick Summary of Comparable Properties

Sold	910 Cloud Avenue Menlo Park 94025	\$6,800	MLS: ML81734572
	BedsBaths (F/ Baths (F/P): 2 0		DOM: 35



Property Overview		Pricing / Dates	
Area: Central Menlo (303)		Original: \$6,800	Date: 1/8/19
Bds,Bth: 3, 2 0	Age: 73	List: \$6,800	Date: 11/26/18
SqFt: 1,630	Lot: 5,500 (sf)	Sold: \$6,400	Date: 2/1/19
		\$/SqFt: \$3.93	OffMktDate: 1/8/19

Remarks
 Spacious and adorable 3 bedroom, 2 bath home for rent. Remodeled kitchen and bathrooms, new windows; hardwood floors (no carpet); 2 fireplaces; living room & family room, office alcove, master suite with private bath, fireplace, walk-in closet; fenced in yard including front yard, 1 car garage. Dogs ok.

Property Features

Bedrooms	Additional Rooms
3	--

Garage/Parking
 Detached Garage

Listed By Keri Nicholas, Parc Agency Corporation

The above information is deemed to be accurate but not guaranteed.



Kathy Chan
 Ph: 6508809278
 kathy@parcbay.com
 Real Estate Broker

Quick Summary of Comparable Properties

Sold	1393 Woodland Avenue Menlo Park 94025	\$6,000	MLS: ML81730877
	BedsBaths (F/ Baths (F/P): 2 2		DOM: 81



Property Overview		Pricing / Dates	
Area: Willows / O'Conner Area (308)	Age: 64	Original: \$6,500	Date: 11/10/18
Bds,Bth: 2, 2 2	Lot: 11,200 (sf)	List: \$6,000	Date: 11/10/18
SqFt: 1,200		Sold: \$6,003	Date: 2/1/19
		\$/SqFt: \$5.00	OffMktDate: 1/30/19

Remarks
 Extensively remodeled, top to bottom, inside & out. Highly desirable location, The Willows, mins to Facebook, Stanford, Palo Alto, shopping & more. Open flr plan on main flr: living rm, dining area & kitchen. 2 master bedrms & full bathrms. 1 master has a walk-in closet with closet organizers. 1/2 bathrm for guest in common area. Elevator connects the main level to the ground flr. 1st bonus rm can be bedrm or office with a 1/2 bath. 2nd bonus room can be used as workshop, artist studio or workout room. Laundry is on ground flr nxt to 2nd bonus rm. 2 car garage. Appliances: stainless steel refrigerator with ice maker & water dispenser, microwave, dishwasher, & Thermador Prof 6 burner gas stove/oven, wine cooler & built in BBQ grill. Outdoor space excellent for entertaining or relaxing. Home is set back from street for a secluded feel. Short drive to Stanford for students/professors. Will consider 6 mos lease. Pets welcomed. Vacant & easy to show.

Property Features

Bedrooms 2	Additional Rooms Basement - Finished, Laundry Room, Office Area
Garage/Parking Attached Garage, Uncovered Parking	

Listed By Antonieta Martinez, RE/MAX Mid-peninsula, R.C.

The above information is deemed to be accurate but not guaranteed.



Kathy Chan
 Ph: 6508809278
 kathy@parcbay.com
 Real Estate Broker

Quick Summary of Comparable Properties

Sold	2001 Valparaiso Avenue Menlo Park 94025 BedsBaths (F/ Baths (F/P): 2 0	\$6,000	MLS: ML81742523 DOM: 5
-------------	---	----------------	---------------------------



Property Overview		Pricing / Dates	
Area: County / Alameda Area (302)	Age: 72	Original: \$6,000	Date: 3/13/19
Bds,Bth: 3, 2 0	Lot: 7,440 (sf)	List: \$6,000	Date: 3/13/19
SqFt: 1,750		Sold: \$6,000	Date: 3/20/19
		\$/SqFt: \$3.43	OffMktDate: 3/18/19

Remarks

Contact Sophie for appointment. No smokers. 1 small pet may be considered with deposit.
 Deposit \$6,000 - Utilities not included.

- Brand new heating system.
- 1 level house, hidden from the street.
- Mature landscaping. Wooden deck for entertainment with patio furniture and BBQ.
- Table Ping Pong Table outside
- Water fountain and herb garden
- Freshly painted inside. Great floor plan with a family room and built in cabinets.
- Hardwood floors throughout. Master bedroom with walking closet. Double pane windows.
- All appliances included. Large 2 car garage.
- Nice size lot 7,200 sq ft.

Property Features

Bedrooms 3	Additional Rooms --
Garage/Parking Attached Garage	

Listed By Sophie Ravel, Keller Williams Palo Alto

The above information is deemed to be accurate but not guaranteed.



Kathy Chan
 Ph: 6508809278
 kathy@parcbay.com
 Real Estate Broker

Quick Summary of Comparable Properties

Sold	932 Theresa Court Menlo Park 94025	\$5,900	MLS: ML81736717
	BedsBaths (F/ Baths (F/P): 2 0		DOM: 31



Property Overview		Pricing / Dates	
Area: Flood Park Area (309)		Original: \$6,500	Date: 1/27/19
Bds,Bth: 4, 2 0	Age: 45	List: \$5,900	Date: 1/27/19
SqFt: 1,760	Lot: 7,000 (sf)	Sold: \$6,000	Date: 2/27/19
		\$/SqFt: \$3.41	
			OffMktDate: 2/26/19

Remarks
NEW PRICE - \$5900 PER MONTH.PRIME LOCATION ! ENCINAL ELEM .Sunlit Floor Plan, Stylish& Elegant Home mins away from Facebook HQ. 4 bed 2 bath located on a quiet cul de sac street. Bright open floor plan with large living room/ family dining .Gleaming hardwood floors welcome you home into a warm living room with a wood-burning fireplace. The dining room naturally flows into the light-filled family room where door leads you out to the luscious manicured backyard with large patio perfect for outside dining with family and friends , . Freshly painted interior. High Ceiling , Large Bedrooms with Closets.Excellent Menlo Park Schools, close to major high tech companies, Facebook, Google, Sun Micro , , E-trade Financial, Intuit and many more. 10 mins to Downtown Menlo Park. Enjoy Sunday farmers market in downtown. Easy access to 101, Dumbarton bridge, Caltrains. Close Stanford Shopping center and , Stanford University and Medical Center. Mins away from University Ave Palo Alto.

Property Features

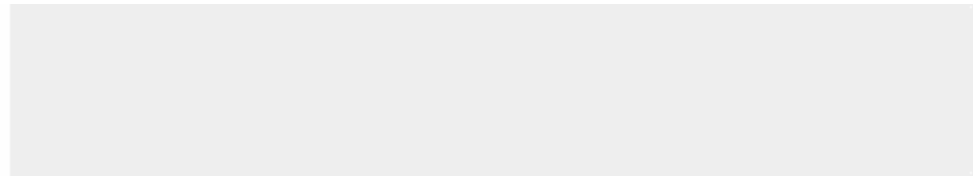
Bedrooms	Additional Rooms
4	--
Garage/Parking	
Attached Garage	

Listed By Anita Gandhi, Better Homes and Gardens Real Estate JFF

The above information is deemed to be accurate but not guaranteed.



Kathy Chan
 Ph: 6508809278
 kathy@parcbay.com
 Real Estate Broker



Quick Summary of Comparable Properties

Sold	555 Encina Avenue Menlo Park 94025	\$5,900	MLS: ML81739994
	BedsBaths (F/ Baths (F/P): 1 1		DOM: 10



Property Overview		Pricing / Dates	
Area: County Area / Fair Oaks Ave (311)		Original: \$5,900	Date: 2/22/19
Bds,Bth: 2, 1 1	Age: 78	List: \$5,900	Date: 2/22/19
SqFt: 1,870	Lot: 19,700 (sf)	Sold: \$5,800	Date: 3/4/19
		\$/SqFt: \$3.10	OffMktDate: 3/1/19

Remarks
 Beautiful ranch style home on one of the most sought after streets in Menlo Park. The main house has 2 bedrooms, 2 bathrooms plus a large living and family room. Gaze out to the 19,700 sq yard while cooking in the bright kitchen. If thats not enough, there are two large detached rooms that would make a great office by the pool and palm trees.

Property Features

Bedrooms

2

Additional Rooms

Office Area, Storage

Garage/Parking

Attached Garage, On Street, Parking Area

Listed By Kevin Barranti, Alain Pinel Realtors

The above information is deemed to be accurate but not guaranteed.



Kathy Chan
 Ph: 6508809278
 kathy@parcbay.com
 Real Estate Broker

Quick Summary of Comparable Properties

Sold	58 Callie Lane Menlo Park 94025	\$5,100	MLS: ML81737156
	BedsBaths (F/ Baths (F/P): 2 0		DOM: 10



Property Overview		Pricing / Dates	
Area: Flood Park Area (309)		Original: \$5,100	Date: 1/31/19
Bds,Bth: 3, 2 0	Age: 63	List: \$5,100	Date: 1/31/19
SqFt: 1,300	Lot: 5,060 (sf)	Sold: \$5,100	Date: 2/10/19
		\$/SqFt: \$3.92	
			OffMktDate: 2/10/19

Remarks

Super sweet single family home on a >5000 sq. ft lot with a 2-car attached garage, available for rent immediately in Lorelei Manor neighborhood of Menlo Park. The house is nestled in a family-friendly, tree-lined neighborhood where block parties, ice-cream socials, neighborhood bbqs and a strong community are just some of the benefits you can look forward to! Super easy access to the 101 freeway, downtown Palo Alto, Menlo Park & Stanford. Excellent Menlo Park schools. Marsh Manor shopping center (groceries, taqueria, brewery, cafe, Starbucks, gym and more) & one of the largest parks in the county (Flood Park) within walking distance make this rental even more desirable! Home has an open floor plan with continuous flow from the living room into the family room & backyard. The kitchen is updated with granite counter tops & stainless appliances & gas cooktop. Enjoy your morning coffee at the cozy breakfast bar. Washer/dryer unit in garage. The house is freshly painted and move-in ready!

Property Features

Bedrooms	Additional Rooms
3	--
Garage/Parking	
Attached Garage	

Listed By Arlene Finney, Sereno Group

The above information is deemed to be accurate but not guaranteed.



Kathy Chan
 Ph: 6508809278
 kathy@parcbay.com
 Real Estate Broker

Quick Summary of Comparable Properties

Sold 211 Haight Street Menlo Park 94025 **\$5,000** **MLS: ML81740149**
BedsBaths (F/ Baths (F/P): 1|0 **DOM: 12**



Property Overview		Pricing / Dates	
Area: Willows / O'Conner Area (308)	Age: 68	Original: \$5,000	Date: 2/24/19
Bds,Bth: 3, 1 0	Lot: 7,896 (sf)	List: \$5,000	Date: 2/24/19
SqFt: 1,080		Sold: \$5,000	Date: 3/8/19
		\$/SqFt: \$4.63	OffMktDate: 3/8/19

Remarks
 This beautiful house features three bedrooms and one bathroom. It has an updated kitchen and bathroom with a HUGE yard! The living room has a gas fireplace with built-in storage around the fireplace surround. The yard is child friendly with a swing, tree ladder, and a sand box. There is also a wood deck right off the kitchen for grilling and entertaining. The garage is 420 square feet with a high-end washer/dryer. The home owners provided a great deal of storage solutions in the garage for the new tenants. Zoned for Menlo Park city schools including Laurel, Hillview, and Menlo-Atherton High School. Super convenient to Stanford, Facebook, and downtown Palo Alto. Don't miss this gem, it won't last for long!

Property Features

Bedrooms 3 **Additional Rooms** --

Garage/Parking
 Attached Garage, Parking Area

Listed By Shannon Thoke, Shannon Thoke, Broker

Sold 1053 Oakland Avenue Menlo Park 94025 **\$4,950** **MLS: ML81730835**
BedsBaths (F/ Baths (F/P): 1|0 **DOM: 63**



Property Overview		Pricing / Dates	
Area: Flood Park Area (309)	Age: 72	Original: \$4,950	Date: 11/9/18
Bds,Bth: 3, 1 0	Lot: 8,448 (sf)	List: \$4,950	Date: 11/9/18
SqFt: 1,200		Sold: \$4,950	Date: 2/27/19
		\$/SqFt: \$4.13	OffMktDate: 2/1/19

Remarks
 Darling Home well tended with numerous upgrades thru-out! Custom Kitchen & Bathroom, Spacious Living & Dining Room, Fireplace, Double Pane Windows, Hardwood Floors, Mirrored Closet Doors, Huge Fenced Backyard with Enormous Entertaining Deck, Play Area & Storage Shed. Attached Garage w/Remote Opener, & Mature Low Maintenance Landscaping! Desirable Flood Park Neighborhood, Call this Home!!!!

Property Features

Bedrooms 3 **Additional Rooms** --

Garage/Parking
 Attached Garage, Gate/Door Opener

Listed By Janet Davis, Hometown Realty A Janet Pepe Davis Agency

The above information is deemed to be accurate but not guaranteed.



Kathy Chan
 Ph: 6508809278
 kathy@parcbay.com
 Real Estate Broker

Quick Summary of Comparable Properties

Sold	718 15Th Avenue Menlo Park 94025	\$4,900	MLS: ML81735423
	BedsBaths (F/ Baths (F/P): 2 0		DOM: 21



Property Overview

Area: County Area / Fair Oaks Ave (311)
 Bds,Bth: **3, 2|0** Age: **74**
 SqFt: **1,283** Lot: **5,350 (sf)**

Pricing / Dates

Original: **\$5,200** Date: **1/15/19**
 List: **\$4,900** Date: **1/15/19**
 Sold: **\$4,900** Date: **2/20/19**
 \$/SqFt: **\$3.82**
 OffMktDate: **2/4/19**

Remarks

Completely remodeled home in Menlo Park! Tranquil North Fair Oaks neighborhood! First time come to the market for rent !!! Beautiful wood floors, new appliances, quartz countertops, new washer/dryer installed. 1.9 miles to Facebook HQ, easy access to 101/Caltrain station and local community facilities!

Property Features

Bedrooms

3

Additional Rooms

--

Garage/Parking

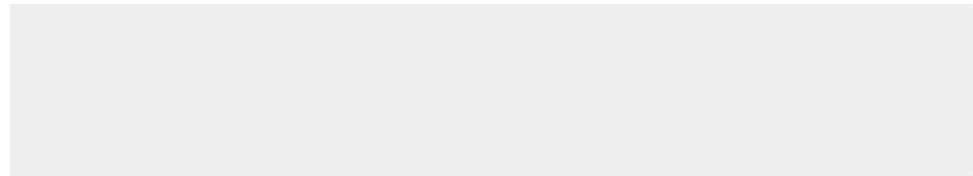
Covered Parking

Listed By Yamina Wu, Intero Real Estate Services

The above information is deemed to be accurate but not guaranteed.



Kathy Chan
 Ph: 6508809278
 kathy@parcbay.com
 Real Estate Broker



Quick Summary of Comparable Properties

Sold	105 Loyola Avenue Menlo Park 94025	\$4,000	MLS: ML81737126
	BedsBaths (F/ Baths (F/P): 2 0		DOM: 9



Property Overview		Pricing / Dates	
Area: County Area / Fair Oaks Ave (311)		Original: \$4,000	Date: 1/31/19
Bds,Bth: 2, 2 0	Age: 10	List: \$4,000	Date: 1/31/19
SqFt: 3,305	Lot: 9,400 (sf)	Sold: \$4,000	Date: 3/5/19
		\$/SqFt: \$1.21	
			OffMktDate: 2/9/19

Remarks
 Most Charming 2 bed/2 bath Home on a desirable street in close proximity to downtown Menlo Park and Redwood City. Beautiful private garden with outdoor patio furniture, wood flooring throughout, separate dining room, lovely details throughout the home, living room with fireplace, two car garage. Nearby schools, coffee shops, parks and restaurants. Close to major high tech companies, Facebook, Google and many more. Easy access to major freeways, Dumbarton bridge, Caltrain. Close to Stanford Shopping Center and Stanford University and Medical Center. Vacant and ready for the next family. A must see!

Appliances included:
 Dryer, Washer

Property Features

Bedrooms	Additional Rooms
2	--

Garage/Parking
 Attached Garage, Parking Area

Listed By Miriam Porras, Coldwell Banker Residential Brokerage

The above information is deemed to be accurate but not guaranteed.



Kathy Chan
 Ph: 6508809278
 kathy@parcbay.com
 Real Estate Broker

Quick Summary of Comparable Properties

Sold 1074 Laurel Street Menlo Park 94025 \$3,800 MLS: ML81735751
 BedsBaths (F/ Baths (F/P): 1|0 DOM: 7



Property Overview		Pricing / Dates	
Area: Middlefield to El Camino Menlo Park (305)	Age: 92	Original: \$3,800	Date: 1/18/19
Bds,Bth: 1, 1 0	Lot: 5,060 (sf)	List: \$3,800	Date: 1/18/19
SqFt: 780		Sold: \$3,800	Date: 1/26/19
		\$/SqFt: \$4.87	
OffMktDate: 1/24/19			

Remarks
 927 charming abode remodeled home -- 2 blocks from the Menlo Park train station, 3 blocks from beautiful downtown Menlo Park, 5 minutes to Stanford University. Executive style high-end fully and beautifully furnished 1BR/1BA with backyard! * Direct TV (included in rental) * ATT U-verse (Included in rental) * Hardwood Oak floors throughout * Bedroom with queen platform bed with storage, Walk-in closet, TV * A/C * Fully furnished remodeled kitchen with coffee machine, microwave oven, Bosh appliances * Washer/Dryer * Queen sofa-bed in living room, TV * Covered garage

Property Features

Bedrooms	Additional Rooms
1	--

Garage/Parking
On Street

Listed By Lizi Tabet, Alain Pinel Realtors

Sold 415 8Th Avenue Menlo Park 94025 \$3,700 MLS: ML81732093
 BedsBaths (F/ Baths (F/P): 2|0 DOM: 20



Property Overview		Pricing / Dates	
Area: County Area / Fair Oaks Ave (311)	Age: 85	Original: \$3,700	Date: 11/27/18
Bds,Bth: 3, 2 0	Lot: 5,300 (sf)	List: \$3,700	Date: 11/27/18
SqFt: 1,486		Sold: \$3,700	Date: 12/15/18
		\$/SqFt: \$2.49	
OffMktDate: 12/16/18			

Remarks
 Location, Location, Location! Menlo Park, close to Facebook, Box, Downtown Menlo Minutes-away from the best of urban conveniences There are two entrances to the property, one includes living /family room, kitchen, master bedroom and bathroom. Another entrance has two bedroom and one bathroom and laundry. No smoking, No pets.

Property Features

Bedrooms	Additional Rooms
3	--

Garage/Parking
Covered Parking

Listed By Christine Hu, Eagleview Properties

The above information is deemed to be accurate but not guaranteed.