



## Summary of Comparable Properties

### Single Family Residential

<b>Sold</b>	<b>1244 Richardson Avenue, Los Altos 94024 (South of El Monte)</b>	<b>\$3,395,000</b>	<b>MLS: 81144178</b>
	<b>Beds: 5 beds      Baths Full/Partial: 4 1</b>		<b>DOM: 70</b>



Property Overview	Pricing / Dates		
Area: <b>South of El Monte (214)</b>	List:	<b>\$3,395,000</b>	Date: <b>10/18/2011</b>
Bds,Bth: <b>5, 4 1</b>	Age: <b>0</b>	Original: <b>\$3,395,000</b>	Date: <b>09/06/2011</b>
Sqft: <b>4,200</b>	Lot: <b>20,000</b>	Sold: <b>\$3,198,750</b>	Date: <b>11/15/2011</b>

**Remarks**  
 RECENTLY COMPLETED HOME BLENDS TRADITIONAL ELEGANCE W/MODERN LUXURY ON A QUIET LOS ALTOS LANE. GRACIOUS LAWNS, COBBLED PAVER DRIVE & PATHWAY LEAD TO STONED COLUMN SLATE PORTICO. THE CLASSIC DESIGN W/5 BEDROOMS & 4.5 BATHS, BILLING STATION & MUDROOM, PARKLIKE BACKYARD COMBINE STAINED HDWD FLRS, DESIGNER STONES, WARM PALETTE & GENEROUS TRIM. NUMEROUS DOORS TO STUNNING BACK YARD. TOP SCHOOLS & NEIGHBORS

#### Property Features

<b>Family Room</b> Separate Family Room, Family Room Kitchen	<b>Informal Dining Area</b> Breakfast Room, Breakfast Bar, Eat in Kitchen	<b>Formal Dining Area</b> Separate Dining Room
<b>Pool Options</b> Possible Pool Site	<b>Garage/Parking</b> Attached, Electric Door or Gate Opener, 2 Car Garage	

Listed By Theresa M Couture, Coldwell Banker Los Altos

<b>Sold</b>	<b>295 Covington Road, Los Altos 94024 (South of El Monte)</b>	<b>\$3,295,000</b>	<b>MLS: 81116029</b>
	<b>Beds: 4 beds      Baths Full/Partial: 3 1</b>		<b>DOM: 162</b>



Property Overview	Pricing / Dates		
Area: <b>South of El Monte (214)</b>	List:	<b>\$3,295,000</b>	Date: <b>04/12/2011</b>
Bds,Bth: <b>4, 3 1</b>	Age: <b>55</b>	Original: <b>\$3,995,000</b>	Date: <b>04/12/2011</b>
Sqft: <b>4,060</b>	Lot: <b>19,457</b>	Sold: <b>\$3,075,000</b>	Date: <b>9/21/2011</b>

**Remarks**  
 PICTURE PERFECT THIS BEAUTIFULLY REMODELED HOME OFFERS THE BEST OF EVERYTHING & ONLY MINUTES TO THE VILLAGE! APPROX 4000+SF COMPLEMENTED BY AN IMPRESSIVE KITCHEN & FAMILY ROOM ENSEMBLE THAT INTEGRATES A CASUAL EAT-IN AREA & OFFICE/MEDIA CENTER, MASTER SUITE & GUEST SUITE ON THE MAIN LEVEL, DEDICATED OFFICE ON THE UPPER LEVEL, PLUS A DETACHED 5-CAR GARAGE W/BONUS ROOM. TOP RATED LOS ALTOS SCHOOLS!

#### Property Features

<b>Family Room</b> Separate Family Room	<b>Informal Dining Area</b> Breakfast Nook, Eat in Kitchen	<b>Formal Dining Area</b> Separate Dining Room
<b>Pool Options</b> --	<b>Garage/Parking</b> Detached, Guest Parking, Off Street Parking, 3 or More Car Garage	

Listed By Judy Bogard-Tanigami, Alain Pinel Realtors

## Summary of Comparable Properties

<b>Sold</b>	<b>1345 Miravalle Avenue, Los Altos 94024 (South of El Monte)</b>	<b>\$1,798,000</b>	<b>MLS: 81141570</b>
	<b>Beds: 4 beds      Baths Full/Partial: 3 0</b>		<b>DOM: 9</b>



Property Overview		Pricing / Dates	
Area:	South of El Monte (214)	List:	\$1,798,000      Date: 09/28/2011
Bds,Bth:	4, 3 0      Age: 62	Original:	\$1,798,000      Date: 09/28/2011
Sqft:	2,333      Lot: 18,600	Sold	\$1,675,000      Date: 10/7/2011

**Remarks**

Excellent Location with Endless Possibilities! Cul-de-sac location in sought-after So. Los Altos neighborhood, this home offers a wealth of opportunity whether enjoying the original home, remodeling or building new! The deep,level lot of approx .43 ac has sun-swept open space. Enviaible location with commute routes everywhere, a world-class hospital, top Los Altos schools & high tech centers close.

**Property Features**

<b>Family Room</b> Separate Family Room	<b>Informal Dining Area</b> Eat in Kitchen	<b>Formal Dining Area</b> Living Rm/Dining Rm Combo
<b>Pool Options</b> --	<b>Garage/Parking</b> Attached, 2 Car Garage	

Listed By Pamela Blackman, Intero Real Estate Services

<b>Sold</b>	<b>289 Quinnhill Road, Los Altos 94024 (South of El Monte)</b>	<b>\$1,798,000</b>	<b>MLS: 81145382</b>
	<b>Beds: 4 beds      Baths Full/Partial: 3 1</b>		<b>DOM: 6</b>



Property Overview		Pricing / Dates	
Area:	South of El Monte (214)	List:	\$1,798,000      Date: 10/27/2011
Bds,Bth:	4, 3 1      Age: 28	Original:	\$1,798,000      Date: 10/27/2011
Sqft:	3,721      Lot: 14,400	Sold	\$1,800,000      Date: 11/2/2011

**Remarks**

Gardener's Paradise! Spacious 2-level 3,721 sq ft home features a great open floor plan, HUGE master suite w/office, separate formal dining room, large living room w/fireplace, family rm w/fireplace, vaulted ceilings and wet bar. Large kitchen with breakfast bar and nook! Tranquil back yard garden setting with wrap around deck & sparkling pool! Excellent Los Altos Schools!

**Property Features**

<b>Family Room</b> Separate Family Room	<b>Informal Dining Area</b> Breakfast Nook, Eat in Kitchen	<b>Formal Dining Area</b> Separate Dining Room
<b>Pool Options</b> --	<b>Garage/Parking</b> Attached, Electric Door or Gate Opener, 2 Car Garage	

Listed By David Troyer, Intero Real Estate Services

## Summary of Comparable Properties

<b>Sold</b>	<b>1671 Kensington Avenue, Los Altos 94024 (South of El Monte)</b>	<b>\$1,580,000</b>	<b>MLS: 81139780</b>
	<b>Beds: 6 beds      Baths Full/Partial: 4 0</b>		<b>DOM: 34</b>



### Property Overview

Area: **South of El Monte (214)**  
 Bds,Bth: **6, 4|0**      Age: **65**  
 Sqft: **3,907**      Lot: **16,867**

### Pricing / Dates

List: **\$1,580,000**      Date: **09/15/2011**  
 Original: **\$1,580,000**      Date: **09/15/2011**  
 Sold: **\$1,550,000**      Date: **10/19/2011**

### Remarks

Elegant & contemporary home in an outstanding Los Altos location with great schools. Spacious living area on a large lot brings outdoor living indoors. Bright & cheerful with lots of natural light. Private backyard with a magnificent Palm Tree, Flowers, Greenery, and an inviting in-ground pool offers a tropical paradise right in the middle of Silicon Valley. A must see!

### Property Features

<b>Family Room</b> Separate Family Room	<b>Informal Dining Area</b> Breakfast Nook	<b>Formal Dining Area</b> Separate Dining Room
<b>Pool Options</b> --	<b>Garage/Parking</b> Attached, 2 Car Garage	

Listed By Eshagh Malek, Intero Real Estate Services

<b>Sold</b>	<b>1560 Kensington Circle, Los Altos 94024 (South of El Monte)</b>	<b>\$1,550,000</b>	<b>MLS: 81142596</b>
	<b>Beds: 3 beds      Baths Full/Partial: 2 1</b>		<b>DOM: 7</b>



### Property Overview

Area: **South of El Monte (214)**  
 Bds,Bth: **3, 2|1**      Age: **50**  
 Sqft: **2,418**      Lot: **13,970**

### Pricing / Dates

List: **\$1,550,000**      Date: **10/05/2011**  
 Original: **\$1,550,000**      Date: **10/05/2011**  
 Sold: **\$1,655,000**      Date: **10/12/2011**

### Remarks

Wonderful end of cul-de-sac setting in desirable neighborhood! Single level floor plan with 2,418 sq ft living space. Freshly painted throughout and refinished hardwood floors. Spacious living room with fireplace, formal dining room, great room kitchen and family room with fireplace and barbecue. Lovely private garden courtyard with wisteria covered terrace & lawn. Bonus room off back of garage!!

### Property Features

<b>Family Room</b> Dining Area in Family Room	<b>Informal Dining Area</b> Breakfast Nook, Breakfast Bar	<b>Formal Dining Area</b> Separate Dining Room
<b>Pool Options</b> --	<b>Garage/Parking</b> Detached, 2 Car Garage	

Listed By David Troyer, Intero Real Estate Services

## Summary of Comparable Properties

<b>Sold</b>	<b>688 Camellia Way, Los Altos 94024 (South of El Monte)</b>	<b>\$1,500,000</b>	<b>MLS: 81143499</b>
	<b>Beds: 3 beds      Baths Full/Partial: 2 1</b>		<b>DOM: 16</b>



Property Overview	Pricing / Dates		
Area: <b>South of El Monte (214)</b>	List: <b>\$1,500,000</b>	Date: <b>10/11/2011</b>	
Bds,Bth: <b>3, 2 1</b> Age: <b>55</b>	Original: <b>\$1,500,000</b>	Date: <b>10/11/2011</b>	
Sqft: <b>2,097</b> Lot: <b>10,388</b>	Sold: <b>\$1,475,000</b>	Date: <b>10/27/2011</b>	

### Remarks

Beautifully updated and staged home in a perfect location - sides to a cul de sac. Granite kitchen counters, double pane windows, random plank hardwood floors, cathedral ceiling, extra storage in the finished garage, new roof, fabulous 50 foot redwood tree.

### Property Features

<b>Family Room</b> Separate Family Room, Dining Area in Family R	<b>Informal Dining Area</b> Breakfast Nook	<b>Formal Dining Area</b> No Formal Dining Area
<b>Pool Options</b> --	<b>Garage/Parking</b> Attached, Electric Door or Gate Opener, 2 Car Garage	

Listed By Cresslenn McFall, McFall Real Estate

<b>Sold</b>	<b>970 Parma Way, Los Altos 94024 (South of El Monte)</b>	<b>\$1,499,000</b>	<b>MLS: 81144106</b>
	<b>Beds: 3 beds      Baths Full/Partial: 2 1</b>		<b>DOM: 30</b>



Property Overview	Pricing / Dates		
Area: <b>South of El Monte (214)</b>	List: <b>\$1,499,000</b>	Date: <b>10/17/2011</b>	
Bds,Bth: <b>3, 2 1</b> Age: <b>61</b>	Original: <b>\$1,595,000</b>	Date: <b>10/17/2011</b>	
Sqft: <b>2,087</b> Lot: <b>11,580</b>	Sold: <b>\$1,400,000</b>	Date: <b>11/16/2011</b>	

### Remarks

Assessor shows 13,590 lot size. Current survey show 11,580 lot size. Buyer to verify. There are current plans for a 1-story 3,800+ sq ft home available to Buyer. Existing home has 2-story spacious floorplan - appointed with warm autumn colors, soft white trim & hardwood floors. Family room, dining & kitchen overlook the inviting backyard. Exceptional lot on desirable street.

### Property Features

<b>Family Room</b> Dining Area in Family Room, Family Room Kitc	<b>Informal Dining Area</b> Breakfast Bar	<b>Formal Dining Area</b> No Formal Dining Area
<b>Pool Options</b> --	<b>Garage/Parking</b> Attached, Electric Door or Gate Opener, 2 Car Garage	

Listed By Bobbi Klein, Alain Pinel Realtors



## Summary of Comparable Properties

<b>Sold</b>	<b>1643 Austin Avenue, Los Altos 94024 (South of El Monte)</b>	<b>\$1,495,000</b>	<b>MLS: 81142500</b>
	<b>Beds: 4 beds      Baths Full/Partial: 3 0</b>		<b>DOM: 20</b>



### Property Overview

Area: **South of El Monte (214)**  
 Bds,Bth: **4, 3|0**      Age: **58**  
 Sqft: **2,352**      Lot: **9,375**

### Pricing / Dates

List: **\$1,495,000**      Date: **10/05/2011**  
 Original: **\$1,495,000**      Date: **10/05/2011**  
 Sold: **\$1,435,000**      Date: **10/25/2011**

### Remarks

Darling expanded and updated Park Hills home with 4 beds plus bonus room, updated kitchen w/granite countertops, maple cabinets & stainless steel appliances. Updated bathrooms, newer 50 yr comp roof, furnace & central air, double pane windows. beautifully landscaped, private back yard with pool and spa. Excellent Cupertino schools.

### Property Features

#### Family Room

Separate Family Room

#### Informal Dining Area

Breakfast Bar

#### Formal Dining Area

Separate Dining Room

#### Pool Options

Pool Sweep Included, Gas Heated Pool

#### Garage/Parking

1 Car Garage

Listed By Thomas Martin, Campi Properties

<b>Sold</b>	<b>1235 Payne Drive, Los Altos 94024 (South of El Monte)</b>	<b>\$1,495,000</b>	<b>MLS: 81144236</b>
	<b>Beds: 4 beds      Baths Full/Partial: 2 1</b>		<b>DOM: 9</b>



### Property Overview

Area: **South of El Monte (214)**  
 Bds,Bth: **4, 2|1**      Age: **72**  
 Sqft: **2,726**      Lot: **12,312**

### Pricing / Dates

List: **\$1,495,000**      Date: **10/17/2011**  
 Original: **\$1,495,000**      Date: **10/17/2011**  
 Sold: **\$1,628,000**      Date: **10/26/2011**

### Remarks

Perfectly situated to every convenience, this unique, spacious and beautiful home offers an open & flowing floor plan that is ideal for entertaining. Formal living features vaulted ceiling, large windows & HWF. Kitchen boasts ample cabinetry, granite countertops, HWF & a breakfast nook. Light-filled family room w/ fireplace, recessed lighting & access to backyard.

### Property Features

#### Family Room

Separate Family Room

#### Informal Dining Area

Breakfast Nook

#### Formal Dining Area

No Formal Dining Area

#### Pool Options

--

#### Garage/Parking

Detached, 2 Car Garage

Listed By Kathleen Bridgman, Alain Pinel Realtors

## Summary of Comparable Properties

<b>Sold</b>	<b>1305 Garthwick Drive, Los Altos 94024 (South of El Monte)</b>	<b>\$1,398,000</b>	<b>MLS: 81138697</b>
	<b>Beds: 4 beds      Baths Full/Partial: 2 0</b>		<b>DOM: 49</b>



### Property Overview

Area: **South of El Monte (214)**  
 Bds,Bth: **4, 2|0**      Age: **54**  
 Sqft: **1,915**      Lot: **11,625**

### Pricing / Dates

List: **\$1,398,000**      Date: **09/07/2011**  
 Original: **\$1,449,000**      Date: **09/07/2011**  
 Sold: **\$1,318,000**      Date: **10/26/2011**

### Remarks

Big price reduction- In time for Enrollment for Oak Elementary, Blach Jr High, MT View HighThe Classic 4 bed /2 bath one level ranch home situated on approximately 11,600 sqft, has manicured grounds in the front yard, a large play structure and a rear yard for California Lifestyle. The finishing touch to this wonderful home is its large lot with the location for access to shopping and Dining -

### Property Features

**Family Room**  
 Separate Family Room

**Informal Dining Area**  
 Breakfast Room, Eat in Kitchen

**Formal Dining Area**  
 Separate Dining Room

**Pool Options**  
 --

**Garage/Parking**  
 2 Car Garage

Listed By Edward J. Graziani, Sereno Group

<b>Sold</b>	<b>2077 Eugenia Way, Los Altos 94024 (South of El Monte)</b>	<b>\$1,348,000</b>	<b>MLS: 81141544</b>
	<b>Beds: 4 beds      Baths Full/Partial: 2 0</b>		<b>DOM: 24</b>



### Property Overview

Area: **South of El Monte (214)**  
 Bds,Bth: **4, 2|0**      Age: **49**  
 Sqft: **1,666**      Lot: **13,775**

### Pricing / Dates

List: **\$1,348,000**      Date: **09/28/2011**  
 Original: **\$1,348,000**      Date: **09/28/2011**  
 Sold: **\$1,268,000**      Date: **10/22/2011**

### Remarks

Cul-de-sac setting & lovely gardens introduce this fine home in desirable So. Los Altos. One-level floor plan offers a traditional design of spacious living areas complemented by a separate wing with 4BRs. Outside, vast grounds wrap around the home with significant areas for level lawn, flowers, trees and arbor-covered terrace. Possibilities for expansion and access to top Cupertino schools.

### Property Features

**Family Room**  
 Separate Family Room, Dining Area in Family R

**Informal Dining Area**  
 Breakfast Nook

**Formal Dining Area**  
 No Formal Dining Area

**Pool Options**  
 --

**Garage/Parking**  
 Attached, 2 Car Garage

Listed By Pamela Blackman, Intero Real Estate Services

## Summary of Comparable Properties

<b>Sold</b>	<b>1520 Fallen Leaf Lane, Los Altos 94024 (South of El Monte)</b>	<b>\$1,298,000</b>	<b>MLS: 81142587</b>
	<b>Beds: 3 beds      Baths Full/Partial: 2 0</b>		<b>DOM: 7</b>



### Property Overview

Area: **South of El Monte (214)**  
 Bds,Bth: **3, 2|0**      Age: **58**  
 Sqft: **1,388**      Lot: **10,800**

### Pricing / Dates

List: **\$1,298,000**      Date: **10/05/2011**  
 Original: **\$1,298,000**      Date: **10/05/2011**  
 Sold: **\$1,362,000**      Date: **10/12/2011**

### Remarks

Beautifully remodeled single level home including a master suite with french doors to private patio. Refinished oak hardwood floors throughout and wonderful chef's kitchen in brand new cherry colored cabinets and granite counters. Sun-swept private rear yard w/ vast expanse of lawn, perimeter gardens, Japanese maples, and large covered deck. Excellent Los Altos schools within blocks!

### Property Features

**Family Room**  
No Family Room

**Informal Dining Area**  
Breakfast Nook

**Formal Dining Area**  
Living Rm/Dining Rm Combo, Dining "L"

**Pool Options**  
--

**Garage/Parking**  
Attached, Electric Door or Gate Opener, Guest Parking, 2 Car Garage, Off Street Parking

Listed By David Troyer, Intero Real Estate Services

<b>Sold</b>	<b>284 South Clark Avenue, Los Altos 94024 (South of El Monte)</b>	<b>\$1,249,000</b>	<b>MLS: 81142033</b>
	<b>Beds: 3 beds      Baths Full/Partial: 2 0</b>		<b>DOM: 13</b>



### Property Overview

Area: **South of El Monte (214)**  
 Bds,Bth: **3, 2|0**      Age: **62**  
 Sqft: **1,950**      Lot: **8,520**

### Pricing / Dates

List: **\$1,249,000**      Date: **10/01/2011**  
 Original: **\$1,249,000**      Date: **10/01/2011**  
 Sold: **\$1,190,000**      Date: **10/14/2011**  
 OffMktDate: **11/01/2011**

### Remarks

1,150 SF 3/1 Bungalow w/granite, Cherry, St Steel Kitchen, European Bath w/ New Fixtures, Hardwood Floors Thru out. 800 SF Detached Cottage w/ Full Bath, Open Ceilings, French Doors, classified as Living Space by city of LA. Very Versatile (Game Room? Artist Studio? In-Laws?). Must See to Appreciate.

### Property Features

**Family Room**  
Family Room Kitchen

**Informal Dining Area**  
Breakfast Bar

**Formal Dining Area**  
Dining "L"

**Pool Options**  
--

**Garage/Parking**  
1 Car Carport, Detached, Garage - Converted

Listed By Loren Toews, Hawthorne Properties



## Summary of Comparable Properties

<b>Sold</b>	<b>507 Magdalena Avenue, Los Altos 94024 (South of El Monte)</b>	<b>\$1,100,000</b>	<b>MLS: 81141497</b>
<b>Beds: 1 beds</b>	<b>Baths Full/Partial: 1 0</b>	<b>DOM: 42</b>	



### Property Overview

Area: **South of El Monte (214)**  
 Bds,Bth: **1, 1|0**      Age: **76**  
 Sqft: **827**      Lot: **16,800**

### Pricing / Dates

List:	<b>\$1,100,000</b>	Date:	<b>09/27/2011</b>
Original:	<b>\$1,100,000</b>	Date:	<b>09/27/2011</b>
Sold:	<b>\$1,050,000</b>	Date:	<b>11/8/2011</b>

### Remarks

This is lot value. Small house on property has been rental but is a tear down. No Inspectons provided. As Is Sale. Across from the Los Altos Golf Course..near Summerhill.Time Line Designs of Saratoga has plans for a lovley home at property. MFA approx 4100.. Fabulous wooded lot. Can have new house well below market..Loyola Elem, Blach Jr. Hi, Mt. view Hi. Walk to Rancho, and churches.

### Property Features

**Family Room**  
No Family Room

**Informal Dining Area**  
Dining "L"

**Formal Dining Area**  
No Formal Dining Area

**Pool Options**  
--

**Garage/Parking**  
2 or More Car Carport

Listed By Marcia Newton, Alain Pinel Realtors