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

Our
NEIGHBORHOODS
Atherton • Menlo Park • Portola Valley • Woodside

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This wonderful 3-bedroom 2-bathroom home with bay views just sold with 3-preemptive offers! We completed all inspections, reports and seller disclosures, bundled everything in a cohesive disclosure package and before we could get to our first Open House weekend, offers started coming in. My clients chose an All Cash / No Loan, As Is (in current condition) offer that was well above the asking price, that closed escrow in 10-days!!

Sean Foley

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497 Stockbridge Ave, Atherton
$6,495,000 | 2 beds, 3.5 baths, guest house

935 Menlo Oaks Dr, Menlo Park
$5,950,000 | 6 beds, office, 4.5 baths

70 Linda Vista Ave, Atherton
$12,988,000 | 5 beds, 4.5 baths, guest house

436 Grand St, Redwood City
$2,398,000 | 4 beds, office, and 3 full baths

715 Partridge Ave, Menlo Park
$3,075,000 | 4 beds, 3.5 baths

52 Monte Vista Ave, Atherton
$12,998,000 | 5 beds, 6.5 baths, guest house

208 Ravenswood Ave, Menlo Park
$1,698,000 | 3 beds, den, 3 baths

740 Creek Dr, Menlo Park
$4,295,000 | 5 beds, 3 baths

1640 Escobita Ave, Palo Alto
$3,498,000 | 3 beds, 2 baths

735 Woodside Dr, Woodside
$5,498,000 | 5 beds, 3.5 baths

50 Barry Ln, Atherton
$11,500,000 | 5 beds, 4.5 baths

1300 N. Lemon Ave, Menlo Park
$3,595,000 | 3 beds, 2 baths, guest house

List prices shown. Partial sales list.

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Rankings provided courtesy of Real Trends. The Thousand list of individual agents by total sales volume. Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01866771. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description. All measurements and square footage are approximate.
The Midpeninsula area that encompasses Atherton, Menlo Park, Portola Valley and Woodside is in many ways a land of contrasts. Larger parcels offer residents more peace and privacy than is available in urban areas, but even so, the sprawling nature of these areas doesn't stop neighbors from being, well, neighborly.

The natural beauty of lush redwood forests and sweeping open spaces appeals to residents and local equestrians and hikers, but to the rest of the world, the area makes headlines for its pricey real estate, and on occasion, for the well-known names behind some of those sales with high price tags. The numbers are undeniably noteworthy, but they only tell part of the story of an area that’s home to about 50,000 people, with a rich history that includes both agriculture and the more recent innovations of Silicon Valley.

Our 2022 guide to local neighborhoods provides an insider’s perspective on what subtle differences set the city’s neighborhoods apart from one another. We look at which community is good for first-time homebuyers. Where can you get around without a car. And what neighborhoods are the most family-friendly. We’ve highlighted the people, places and activities that best define the area. We’ve asked residents what they like and what intangible features make their neighborhoods a place they like to call home. Maps of each city or town show the locations of the neighborhoods. A fact box for each neighborhood provides information about schools, parks and shopping areas.

Want to know more? You can download neighborhood maps or learn about other neighborhoods not in this book by visiting almanacnews.com/real_estate. Neighborhoods in Palo Alto, Mountain View and Los Altos are also profiled at that website.

If your area has been overlooked — or you’ve found something inaccurate — please contact Linda Taaffe, who edited this publication, at 650-223-6511 or ltaaffe@paweekly.com. We’d love to hear from you.
COMMUNICATION
Communication is key. Things will crop up and the market can change on a dime. Knowing market trends and local activity is crucial, and keeping my sellers and buyers informed and up to date on the most subtle nuances is of paramount importance.

EDUCATION
To whom are you selling? From whom are you buying? Who is the agent on the other side of the transaction? What’s happening in the neighborhood? What’s happening with the market? The more knowledge you have, the stronger position you will be in.

PREPARATION
In our pent up and competitive market, you’ve got to be able to make quick decisions and move with speed and confidence. Whether a buyer (understanding values, location, recent market activity) or seller (preparing your property for the market), being primed, poised, positioned and ready are only a few of the essential elements to your success!

NEGOTIATION
Everything is negotiable. Not only the price, but the terms of the contract, the length of escrow, allowances for repairs, seller rent-back... and so much more. Asking for what you want and knowing what to ask for helps ensure your success.

Keep up to date with the state of our local Real Estate Market here in the heart of Silicon Valley by visiting my website at www.osullivanteam.com to access Real Time Real Estate – Silicon Valley.

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!”

SELLER – LL
“As a Feng Shui master, I have worked with many Realtors in the Bay Area for decades. 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!”

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TOWN FACTS

POPULATION
7,188 (Census Bureau 2020)

MEDIAN AGE
47 years (Census Bureau 2020)

HOUSEHOLDS
2,215

HOMEOWNERS
93.2% (Census Bureau 2020)

MEDIAN HOME VALUE
$7.5 million (Zillow, October 2021)
Atherton’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. Even so, the town sometimes struggles to fund public projects. In 2018, the town was able to get a $10-million property tax advance from San Mateo County to rebuild its civic center.

Neighborhoods

- Lindenwood
- Atherton Oaks
- Lloyden Park
- West Atherton
- West of Alameda
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* Courtesy of The Law Offices of Michael J. Repka
A day in 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. Here are five places to see while exploring Atherton Oaks.

THE CARRIAGE HOUSE & WATER TOWER

150 Watkins Ave.

If you want to soak in some local history, head over to Holbrook-Palmer Park with its three-story water tower (dating back to 1883) and the Carriage House (1897), which are both on the National Register of Historic Places. Once a gentleman’s estate and working farm called Elmwood, owned by Charles C. Holbrook, a hardware and mining supply store owner in San Francisco, the 22-acre public park was bequeathed by Olive Holbrook Palmer to the town of Atherton in 1958. Today, the park serves as the town’s only recreation site. It also now includes tennis courts, ballfields, a playground and walking paths.

1-MILE TREE WALK

150 Watkins Ave.

After you’re done exploring the historic Carriage House and water tower, head over to the North Meadow parking lot at the outer edge of the park for a self-guided tour of more than two dozen varieties of mature trees that live in Holbrook-Palmer Park. During the 1-mile walk, you’ll see a variety of oaks, maples, cedar, redwood groves and giant sequoia. The park is home to an arboretum, and strolling the paved paths under the foliage is a common activity. A map of the Holbrook-Palmer Park Tree Walk can be found at ci.atherton.ca.us.
WILLIE MAYS BALLPARK

150 Watkins Ave.

Atherton Oaks is probably one of few places that can boast a ballpark named after a Major League Baseball Hall of Famer who also happens to live in the neighborhood. In 2015, a new ballpark located at Holbrook-Palmer Park was named for Willie Mays, the former San Francisco Giants center fielder who ranks among the all-time greats in baseball history. He has lived in Atherton Oaks for more than 40 years. The field is like a small version of a big ballpark for local Little League teams.

DINKELSPIEL STATION LANE

Dinkelspiel Station Lane may not look like much more than a commuter cut-through these days, but it’s along this route where Atherton got its start. The historic train depot was central to life in the town’s early days when the area was dotted with summer homes of wealthy San Franciscans located here. The station, which closed in 2020 after serving the area for more than 150 years, is where these part-time residents rode in on horse-drawn carriages to catch the train back to their homes.

ATHERTON TOWN CENTER

80 Fair Oaks Lane

Right on the edge of Atherton Oaks is the new Mediterranean-style Civic Center, which includes the town’s post office, administration services, permit center, public works, building and planning departments, police and library. While civic centers aren’t typically included on most people’s list of must-see attractions, this one has a couple of interesting features: It shares a site with the now-closed historic train station. The project was a community-driven effort funded in part by residents. The new library at the site, which was separately paid for from an ongoing library fund and is slated to open in spring 2022, features a mini museum-like conference room near the children’s area decked out with memorabilia from Major League Baseball donated by Willie Mays, for whom the room is named.

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

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
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Welcome to Lloyden Park

Tucked between the now-closed Atherton Caltrain station 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
A Charitable Initiative To Support Our Local Schools

To support local schools, Dana Carmel will donate $5,000 to your local Education Foundation when you buy or sell a home with her by May 31, 2022. Dana has already donated $20,000 so far this school year.

Dana Carmel is a long-time, active Foundation member. She knows just how much our school districts rely on Foundation support to provide quality education. Funds raised provide additional teachers, specialists, programs, and tools that make our schools extraordinary places for learning.

This benefits both home values and school districts. A report by the National Bureau of Economic Research titled, “Using Market Valuation to Assess Public School Spending,” found that for every dollar spent on public schools in a community, home values increased by about $20. This increase directly translates to higher resale values.

Recently Sold Properties

- **43 VALLEY ROAD, ATHERTON**
  - Represented Sellers | Sold $8,000,000

- **2158 GORDON AVE, MENLO PARK**
  - Represented Sellers | Sold $2,750,000

- **19 PERRY AVENUE, MENLO PARK**
  - Represented Buyers | Sold $4,750,000

Dana Carmel

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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 five 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.
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Of all of the neighborhoods in the town of Atherton, West Atherton may be the toniest. 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.

Quick Facts

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, big lots and 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
“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

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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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CITY OF Menlo Park

CITY FACTS

POPULATION
33,780 (Census Bureau, 2020)

MEDIAN AGE
37.9 years (Census Bureau, 2019 ACS)

HOUSEHOLDS
11,906 (Census Bureau, 2019 ACS)

HOMEOWNERS
57.9% (Census Bureau, 2019 ACS)

MEDIAN HOME VALUE
$2.77 million (Zillow, October 2021)
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 — though gridlock woes have taken a backseat as the pandemic has forced many workers to set up offices at home. The pandemic also has significantly reshaped the city budget, which was unprecedentedly lean at the start of the new fiscal year in July. And, as in other Bay Area communities, the crisis has also spurred a creative approach in supporting local restaurants and retail. Last year, the city closed off three blocks of downtown’s Santa Cruz Avenue to allow for safer 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 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. Here are seven places to explore while visiting Linfield Oaks.

**PORTOLA JOURNEY’S END**

Alma Street at East Creek Drive

History buffs won’t want to miss a stop along Linfield’s Palo Alto border, which has roots that go back to California’s earliest Spanish explorers. State Historical Monument #2 marks the campsite along the San Francisquito Creek where Gaspar de Portola’s expedition made its final stop while searching for the Monterey Bay in 1769. The group had traveled from San Diego in search of Monterey but passed it up and instead discovered the San Francisco Bay. Finding the Bay too large to go around, the group ended its search and returned to San Diego. The expedition, which led to the founding of Alta California, was the first-recorded European land entry and exploration of the interior of California.

**BURGESS PARK**

Alma Street and Mielke Drive

Located on what was once part of the Dibble General Hospital that opened on the decadent estate of railroad barron Mark Hopkins to treat wounded soldiers during World War II, Burgess Park is among the city’s earliest municipal recreation areas. The 9.31-acre park has served generations of Menlo Park families since 1948. Located adjacent to the Civic Center complex, the family-friendly Burgess Park offers three pools, tennis and basketball courts, baseball/softball diamonds, soccer field, playgrounds and the Arrillaga Family Recreation Center with adult and youth classes.

**MENLO PARK CIVIC CENTER**

Between Alma Street and Laurel Street, Burgess Drive and Ravenswood Avenue

The landscaped grounds at Menlo Park’s Civic Center is one stop that should not be overlooked. The grounds, designed by landscape architect Arthur Cobblefieldick (who also designed Oakland’s nationally acclaimed Morcom Rose garden) incorporate live oaks, elms, Sequoia Sempervirens and Chinese ginkgoes throughout. There’s an elaborate duck pond and a free-standing fountain donated by Sunset Magazine. The first component built in Menlo Park’s Civic Center, designed by architect Kingsford Jones, was a one-story library that opened in 1957. It was soon followed by a police station, then a gym. In 1970, City Hall, with its Council Chambers, was completed.
555 Ravenswood Ave.
The Barron-Latham-Hopkins Gate Lodge, or the Gatehouse, is a good place to get up close to one of the last remaining relics from the days when elaborate country estates dotted the area. The building, which is on the National Register of Historic Places, is the oldest structure in Menlo Park and the last remaining gatehouse in California. Built in 1864 as the entrance lodge for a 40-room mansion on the 280-acre estate of capitalist William Eustace Barron, the building changed owners and names several times over the decades until the city purchased the site in 1970. Today, the gatehouse is the headquarters for the Junior League of Palo Alto-Mid Peninsula and available to rent for events.

SRI INTERNATIONAL
333 Ravenswood Ave.
If you want to see the birthplace of some of Silicon Valley’s most important innovations, head over to the 63-acre campus at 333 Ravenswood Ave., which is home to Stanford Research Institute (now known as SRI International). Since moving into the former military Dibble General Hospital in 1947, the pioneering nonprofit research facility has taken on challenges from planning an amusement park for Walt Disney to creating the magnetic ink used on the bottom of checks to inventing the computer mouse and developing Apple’s virtual assistant, Siri. SRI is currently looking to add housing, offices and public open space to its site.

THE WILLOWS MARKET
60 Middlefield Road
Located just outside Linfield is The Willows Market, a neighborhood grocery store with a loyal customer base and a staff that knows shoppers by name. It’s not uncommon to see staff helping elderly customers carry groceries to the car. The family-operated market includes a grocery section with an array of specialty foods, an excellent deli and one of the best collections of craft beers in the area (more than 1,000 varieties).

MORGAN LANE AND LANE WOODS
Off Willow and Middlefield roads
Morgan Lane and Lane Woods are two newer additions to Linfield Oaks — and somewhat of a rarity in a neighborhood where most residential streets were developed in the 1950s. Morgan Lane was built with 56 Victorian-style single-family homes, a greenbelt and children’s play areas by Taylor Morrison in 2007. (The lane also boasts an annual May/June barbecue, Halloween parade and an Easter egg hunt.) Summerhill Homes developed Lane Woods in 2009 with 32 Craftsman-style, single-family homes.

QUICK FACTS

Linfield Oaks Neighborhood
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OUR NEIGHBORHOODS 2022
YOUR LOCAL FLOOD PARK EXPERTS

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Recent Transactions in the Flood Park Area

267 Hedge Road | Sold
Represented Sellers

311 Hedge Road | Sold Preemptively
Represented Buyers

4 Heritage Place | Leased
Represented Both Parties

Local Community Initiative

Margot and Ricky are committed to giving back to the Community we serve. With your help, we have granted 20+ scholarships to local kids so they can experience all that Legends Baseball Camps has to offer.

Scan the QR code to learn more about Legends Scholarship and how you can get involved!

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Margot and Ricky Homes
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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 provide a relatively affordable place to live in Menlo Park, where the city’s median year-over-year sales price was $3 million in October. In comparison, the median home sale here was $1.88 million.

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.

Quick Facts

**BOUNDARIES**
Bay Road, Highway 101 and Marsh Road

**HOUSING STOCK**
Mostly 1950s Ranch-style homes

**WHO LIVES HERE**
Mostly families

**WHY PEOPLE LOVE IT HERE**
Family-friendly vibe, relatively affordable

**PARKS**
Flood Park

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

**SHOPPING**
Marsh Manor Shopping Center, Redwood City
Experiences You Can Trust!
Ranked #1 in Compass Palo Alto Office!

$700 Million+ Sales Volume
240+ Buyers Transactions
120+ Homes Sold in Palo Alto, Menlo Park, Atherton, Woodside

400+ Number of Properties Sold
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85+ Homes Sold in Los Altos/Hills and Mountain View

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Sharon Heights was mostly built in the 1960s on hilly land known for its oaks and serpentine rock. Not far from Interstate 280, the area is a diverse neighborhood with 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 the weeds down. Its rural feel and easy access to I-280 and the Sharon Heights Shopping Center make it an attractive place to live. Those who live here say there are plenty of neighborhood activities that make it easy to get to know your neighbors. On Halloween, there’s a block party that typically attracts more than 50 children. Other neighborhood get-togethers include a Fourth of July fireworks viewing party at the nearby country club.

Welcome to Sharon Heights

**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, the area is a diverse neighborhood with 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 the weeds down. Its rural feel and easy access to I-280 and the Sharon Heights Shopping Center make it an attractive place to live. Those who live here say there are plenty of neighborhood activities that make it easy to get to know your neighbors. On Halloween, there’s a block party that 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

**SHOPPING**
Sharon Heights Shops, Stanford Shopping Center

**Sequoia Union High School District** — Menlo-Atherton High School, Atherton
NO ONE KNOWS VINTAGE OAKS LIKE ELAINE.

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—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 seller

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

Contact Elaine for a free consultation.
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
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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 Cafe 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
Diligent, strategic and savvy. One of the most important financial decisions of your life should be handled with exceptional care. Colleen’s years of experience, precision and insightful guidance make her an invaluable partner.
Welcome to Downtown Menlo Park

entered 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.

Quick Facts

BOUNDARIES
El Camino Real and Johnson Street and Arbor Road, from Valparaiso Avenue to Middle Avenue

NEARBY SHOPPING
Downtown Menlo Park, Stanford Shopping Center

HOUSING STOCK
Mix of older fourplexes, multifamily housing, cottages, larger single-family homes

WHO LIVES HERE
An eclectic mix of socioeconomic residents

WHY PEOPLE LOVE IT HERE
It’s a beautiful encapsulation of suburban life

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

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

PRIVATE SCHOOLS
Lydian Academy, Menlo Park; Menlo School, Atherton; Sacred Heart Schools, Atherton
Home has never been more important than right now

I have lived on the Peninsula for most of my life, and I love selling real estate. With over 15 years of experience, 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 - from scheduling inspectors and handymen to completing necessary paperwork.

I was lucky enough to learn this business from my mother. She taught me the importance of integrity, professionalism and compassion when navigating real estate. I pride myself on bringing these characteristics to all of my transactions. I look forward to working with you.

Highlights

/ 15+ years of experience selling real estate
/ $20M+ in successful sales in 2021 while navigating through a volatile market
/ Dedicated personal approach to working with buyers and sellers
/ Extensive neighborhood knowledge gives additional insight for my clients
/ Native to the Peninsula and resides in Menlo Park for over 20 years

46 Lilac Drive, Atherton  
Sold

2075 Mazanita, Menlo Park  
Sold in 3 days

1220 Bernal Ave, Burlingame  
Sold in 2 days
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, which are 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
**Eclectic. Artsy. Charming.** These are the words that first come to mind when describing the Allied Arts neighborhood. While living there, we loved walking our dog along the beautiful streets and gazing upon the unique and inspired architecture of each home.

**Close proximity to shopping and the transportation corridors** of El Camino and Sand Hill Road is one of the premier benefits of living in Allied Arts. Downtown Menlo Park and Palo Alto, the train stations, Stanford Shopping Center, Stanford University and Medical Center are easily accessible by foot, bike or car. In addition, my children were able to ride their bikes to Oak Knoll and Hillview Schools from where we lived on Partridge. We would walk to downtown Menlo Park on the weekends to shop at the Farmers Market.

**From a real estate perspective, Allied Arts residential sales are competitive** with multiple offers from buyers who want to live in this desirable neighborhood. There are several parcels in Allied Arts zoned as R2 which allows 2 single-family homes on one parcel. Because the square footage of the parcels averages around 7,000 SF, Allied Arts has a higher density than the nearby Central Menlo neighborhood offering a more affordable entry-level purchase price.

**Here's a quick look** at the MLS recorded sales for single-family residences in Allied Arts from 2016 – November 2021.

<table>
<thead>
<tr>
<th>Year</th>
<th># Sold</th>
<th>Avg. $/SF</th>
<th>Avg. Sale Price</th>
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<td>2017</td>
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<td>2018</td>
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<tr>
<td>2019</td>
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<td>17</td>
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<tr>
<td>2021</td>
<td>38</td>
<td>$1,627.81</td>
<td>$3,312,632</td>
</tr>
</tbody>
</table>

**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 33 years.
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.
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Buyer Representation

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2132 Stockbridge Avenue, Woodside
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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.
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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. Lutticken’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.

Welcome to University Heights

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 Altischul 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
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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.
2131 Oakley Avenue, Menlo Park
Sold for $3,200,000 · 5BR/3BA
Home ±2,610 sf · Lot ±6,000 sf
2131OakleyAvenue.com

780 Santa Cruz Avenue, Menlo Park
Sold for $4,300,000
Multiple Retail Tenants
Building ±5,661 sf · Lot ±5,405 sf

309 University Drive, Menlo Park
Sold for $3,926,000 · 4BR/3BA
Home ±2,650 sf · Lot ±7,500 sf
309UniversityDrive.com

1308 University Drive, Menlo Park
Sold for $3,400,000 · 3BR/2BA
Home ±1,710 sf · Lot ±7,865 sf
1308UniversityDrive.com

PENELlope HUANG
BROKER ASSOCIATE
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Lic. #01023392
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.
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 social media company, Belle Haven is “undergoing displacement” of many of its longtime residents.

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, more 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.
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KAVANAUGH GROUP

TOWN FACTS

POPULATION
4,456 (Census Bureau 2020)

MEDIAN AGE
48 years (Census Bureau estimate July 2020)

HOUSEHOLDS
1,685

HOMEOWNERS
84.9% (Census Bureau 2020)

MEDIAN HOME VALUE
$4.59 million (Zillow, October 2021)
Looking for a new point of view? Ellen would love to introduce you to the beauty and calm of Portola Valley, a warm and welcoming community with a rural feel. Come out and take a look at the views. You might just want one of your own!

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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.

**Portola Valley Neighboors**

- Ladera
- Westridge
- Woodside Highlands
- Brookside Park
- Central Portola Valley
- Portola Valley Ranch
- Blue Oaks
- Los Trancos Woods/Vista Verde

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.
Looking for a new point of view?

Ellen would love to introduce you to the beauty and calm of Portola Valley, a warm and welcoming community with a rural feel. Come out and take a look at the views. You might just want one of your own!
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 92 homes sold was $3.5 million. In November, five houses were on the market in Central Portola Valley ranging from $8 million to $25 million. Here are five places to explore while visiting Central Portola Valley:

1. **ZOTT’S (FORMERLY ROSSOTTI’S ALPINE INN)**
   
   3915 Alpine Road
   
   Zott’s is the place to soak in some local color.
   
   The roadside restaurant has come a long way since its founding in 1852 as the Casa de Tableta roadhouse. For more than 150 years the spot attracted locals who gathered to play cards, dance and drink, then morphed into a key attraction for Stanford students, Little League and soccer players, bikers, hikers, runners and yes, locals. After changing hands and being radically refurbished, the plaques are back — with some memorabilia from Stanford University Archives — as well as some repurposed original wooden tabletops and benches. The menu still sports burgers, but now they’re locally sourced.

2. **ROBERTS MARKET**
   
   4420 Alpine Road
   
   Roberts Market is a community grocery store with roots in the San Francisco Bay Area that go back to 1889. It’s the kind of place where people can find wine produced by local vineyards along the Midpeninsula and pick up home-made tamales, baked salmon or the store’s famous cambridge sausage — a recipe developed in its early days. It’s also a place where the community comes together: During the first part of the pandemic, a group of volunteers were on hand to help bag and load grocery items curbside for vulnerable seniors. While it’s worth a visit for the gourmet items alone, the staff and locals here make it even more pleasurable.
WINDY HILL OPEN SPACE PRESERVE

Parking on Portola Trail, .4 miles north of Town Center on Portola Road

Kite flying, paragliding and hang gliding are favorite activities for the aptly named Windy Hill 1,414-acre preserve. Hikers, bikers, dog walkers and equestrians enjoy open grassland ridges, as well as redwood, fir and oak forests. The regional park is readily identifiable as it is the only non-forested part of the Peninsula mountain range. With a summit that’s 1,905 feet above sea level, Windy Hill also is a great place to enjoy a 360-degree view of the San Francisco Bay, the Santa Cruz Mountains and the Pacific Ocean. Check the website for a map and for which trails are open to all (bit.ly/VisitingWindyHill)

OLD SCHOOLHOUSE

765 Portola Road

Portola Valley is one of few places where you can take in a town hall meeting while enjoying a bit of history. Council, commission and committee meetings are held in the town’s historic schoolhouse. Designed in 1909, the one-room school is a rare surviving example of a school designed in the Mission-Revival style. The shingled building is noted for executing the style on a small scale in redwood and is listed on the National Register of Historic Places. The Town Center, which opened in 2008, also contains a county library, community hall, recreational playing fields (soccer, softball, tennis) and Little People’s Park.

SHADY TRAIL BIRD WATCHING

Golden Hills Drive near Westridge intersection

Shady Trail Open Space preserve provides easy access to some of the best bird watching in the area any time of the year. The .8-mile trail is located in a quiet, shaded canyon next to a seasonal creek. As the name indicates, the trail is shady even during hot summer days. To access the trail, go to Golden Hills Drive near the Westridge intersection. It’s also accessible from Westridge trails.

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

Top left: Hikers walk along a path at Windy Hill Open Space Preserve. File photo. Bottom left: The owners pose outside of Zott’s. Photo by Sadie Stinson. Bottom right: Volunteer Jami Worthington, left, and Roberts Market store manager, Mike Kerr, pack up groceries for Sequoia’s retirement community residents during the pandemic in December 2020. Photo by Olivia Treynor. Top: Windy Hill is a popular place to fly kites. Courtesy Getty Images. Above: The historic one-room schoolhouse is now used as the town center. Photo by Susan Thomas. Above right: Shady Trail Open Space preserve is a good place for birdwatching. Courtesy Getty Images.
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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 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.
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Welcome to Portola Valley Ranch

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.

Quick Facts

**BOUNDARIES**
South and east of Alpine Road and west of Los Trancos Road

**HOUSING STOCK**
Ranch houses

**WHO LIVES HERE**
Families, retirees, outdoor enthusiasts

**WHY PEOPLE LOVE IT HERE**
Open space, shared amenities

**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

**SHOPPING**
Nathhorst Triangle, Village Square, Ladera Shopping Center
Quick Facts

**WOODSIDE HIGHLANDS**

**BOUNDARIES**
Santa Maria Avenue, Russell Avenue, Tynan Way, Trinity Lane and Leroy Way

**HOUSING STOCK**
Renovated and expanded cottages from the 1920s-'30s

**WHO LIVES HERE**
Longtime residents and young families

**WHY PEOPLE LOVE IT HERE**
Tucked-away feel

**SHOPPING**
Nathhorst Triangle, Village Square, Ladera Shopping

**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

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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.

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**LOS TRANCOS WOODS/ VISTA VERDE**

**BOUNDARIES**
Between Page Mill and Alpine roads and Los Trancos Road

**HOUSING STOCK**
Eclectic homes, no particular character

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

**WHY PEOPLE LOVE IT HERE**
It’s up in the woods, away from the hustle and bustle

**PUBLIC SCHOOLS**
(Eligibility depends on the resident’s address)
Palo Alto Unified School District — Lucille M. Nixon School, Palo Alto; JLS Middle School Palo Alto; Gunn High School, Palo Alto

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

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 there are at least two parties between both neighborhoods: a “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, which is 1,414 acres, making it a haven for outdoor enthusiasts. As such, wildlife — deers, 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 smaller compared to those in other Portola Valley neighborhoods and sit on half-acre lots, on average.

Quick Facts

BOUNDARIES
Between Portola Road, Willowbrook Drive and Portola Road

WHO LIVES HERE
Families, couples, old-timers

PARKS/NEARBY RECREATION
Windy Hill Open Space Preserve

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

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.

Quick Facts

BOUNDARIES
Redberry Road, Buck Meadow Drive and Blue Oaks Court, between Los Trancos Road and Alpine Road

WHO LIVES HERE
Families, couples, professionals

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

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 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.

Quick Facts

BOUNDARIES
Westridge Drive between Alpine and Portola roads

WHO LIVES HERE
Mostly families, some retirees

SHOPPING
Nathhorst Triangle, Village Square, Ladera Shopping Center

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
#1 REALTOR IN WOODSIDE 2019, 2020, WSJ

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$5,495,000 | 190Phillip.com

### ERIKA’S 2021 YEAR-TO-DATE SALES‡

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<th>Address</th>
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### OFF MARKET

- N. Lemon Ave
  Menlo Park
- Dean Rd**
  Woodside
- Cañada Rd**
  Woodside

* Represented Buyer
** Represented Buyer and Seller
‡List price shown

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#1 AGENT – WOODSIDE and #76 IN THE U.S. per WSJ, 2021
TOWN FACTS

POPULATION  
5,309 (Census Bureau 2020)

MEDIAN AGE  
47.5 (Census Bureau 2020)

HOUSEHOLDS  
1,799

HOMEOWNERS  
76% (Census Bureau 2020)

MEDIAN HOME VALUE  
$4.4 million (Zillow, October 2021)
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 tower. 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 tucked into the landscape. One minute it’s shady, the next you might come upon a grassy pasture 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. Last summer’s CZU Lightning Complex fires came too close for comfort, and though Woodside residents weren’t required to evacuate, ash and smoke affected the town, and both residents and businesses volunteered to help neighboring communities. The fires also spurred renewed efforts in emergency preparedness and residential fire prevention.
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PORTOLA VALLEY
MENLO PARK
WOODSIDE
PALO ALTO
REDWOOD CITY
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 that run 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 their children. One feature that sets 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. Here are six places to explore while visiting Emerald Hills.

1. EMERALD HILLS EASTER CROSS
California Way, Redwood City
The nearly 100-foot concrete Easter Cross at the top of California Way is the most visible landmark in Emerald Hills. Building company Leonard and Holt, which was instrumental in the creation of Emerald Hills, erected the cross on the highest point of the neighborhood alongside the accompanying Easter Bowl amphitheater in 1929. Since then, the amphitheater has been abandoned and the cross, which was damaged by vandals, has been rebuilt. Surrounded by a barbed-wire fence and water tanks, the cross isn’t much to look at up close these days. The route leading up to the cross, however, provides great views of the area.

2. CLOS DE LA TECH
535 Eastview Way, Woodside
From the road, Clos de la Tech is reminiscent of a centuries-old European vineyard, with rows of vines surrounding a stone winery set against a backdrop of rolling hills.
Established in 1994 by TJ Rodgers, founder and retired CEO of Cypress Semiconductor, and his wife, Valeta, the winery produces limited pinot noirs from three separate estate vineyards, including the one on Eastview Way that surrounds the couple’s home. For those who want to tour the property, the winery hosts a harvest party for club members every fall. For more information, go to closdelatech.com.
587 Canyon Road, Redwood City
Located just outside Emerald Hills is Canyon Inn, an old-school burger joint that also serves pizza, hot dogs and Mexican fare. For years, the restaurant was a favorite gathering place for the San Francisco 49ers, who practiced in the area. In 1981, the restaurant’s owner, Tim Harrison, reportedly promised the team free meals after every victory if they’d hold a rally at Canyon Inn. (Coincidentally, that was the year the team ended up having an unprecedented winning streak that took them to the Super Bowl). Today, the restaurant boasts an extensive collection of 49ers memorabilia and a colorful history that make this a fun place to enjoy a meal.

Hillcrest and Sunset ways, Redwood City
Sunset Trail is one of the best places to view the colorful wildflowers that bloom each spring at Edgewood Park. The 0.9-acre trail follows the base of Edgewood’s main ridge on its southern side, passing through serpentine grassland at a fairly even grade. Late in the day, the trail earns its name as the setting sun creates a golden hue across the slope of the park’s main ridge.

678 Handley Trail, Emerald Hills
Emerald Hills is the only developed neighborhood in San Mateo County where you will find a sandstone monolith that stands about 50 feet tall at its highest point and features a series of caves. The rare geological formation is the centerpiece of Handley Rock Park, which is located in the center of Emerald Hills. A group of residents operates the privately owned park, which attracts rock climbers as well as some bicyclists, hikers and picnickers. An easement established in the 1990s specifically for climbing allows access into the park between sunrise and sunset.


Emerald Hills Neighborhood  Sponsored by Carrie Davis  / Coldwell Banker Realty

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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.

Mountain Home Road features large custom-built estates mostly hidden from public view on wooded and landscaped grounds.

Quick Facts

**BOUNDARIES**
South of Woodside Road between Woodside Road to the west and Whiskey Hill and Sand Hill roads; bisected by Mountain Home Road

**HOUSING STOCK**
Large custom-built estates hidden on wooded and landscaped grounds

**WHO LIVES HERE**
Affluent tech professionals, CEOs, families

**WHY PEOPLE LOVE IT HERE**
Equestrian lifestyle, beautiful setting

**PARKS**
Huddart County Park, Woodside; Wunderlich County Park, Woodside

**PUBLIC SCHOOLS**
Portola Valley School District — Ormondale School, Portola Valley; Corte Madera School, Portola Valley
Woodside Elementary School District — Woodside Elementary School, Woodside
Sequoia Union High School District — Woodside High School, Woodside

**SHOPPING**
Woodside Road, Woodside
Recent Woodside transactions by Margot and Ricky

15 Corto Ln, Woodside
Represented seller

163 Otis Ave, Woodside
Represented seller and represented buyer

112 Alta Mesa Rd, Woodside
Represented seller

103 Alta Vista Rd, Woodside
Represented buyer

854 Midglen Way, Woodside
Represented seller

70 Skywood Way, Woodside
Represented seller

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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**
Sequoia Union High School District — Woodside High School, Woodside
Welcome to 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.

Quick Facts

BOUNDARIES
South of Woodside Road and Alameda de las Pulgas adjacent to Woodside High School to Stockbridge Avenue and Eleanor Drive

WHO LIVES HERE
Families, old-timers

HOUSING STOCK
Single-family homes on half-acre to 5-acre lots

WHY PEOPLE LOVE IT HERE
Privacy and tranquility

SHOPPING
Woodside Road, Woodside; Woodside Plaza, Redwood City

PUBLIC SCHOOLS
Las Lomitas Elementary School District — Las Lomitas Elementary School, Atherton; La Entrada Middle School, Menlo Park
Redwood City School District — Adelante Selby Lane Elementary School, Atherton; Kennedy Middle School, Redwood City
Sequoia Union High School District — Woodside High School, Woodside
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
North and east of Portola Road to Family Farm Road (north entrance) and west of Westridge Drive

HOUSING STOCK
Mostly large homes on large lots

WHO LIVES HERE
Families, old-timers

WHY PEOPLE LOVE IT HERE
It feels remote, but you can be anywhere in minutes

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
Woodside Road, Woodside; Portola Road, Portola Valley
Welcome to 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.

Quick Facts

**BOUNDARIES**
North of Woodside Road and I-280 between Cañada College and Menlo Country Club to Las Pulgas Road

**WHO LIVES HERE**
Mostly professionals, families, retirees

**HOUSING STOCK**
Single-family homes on large lots

**WHY PEOPLE LOVE IT HERE**
Rural lifestyle

**PARK**
Huddart County Park, Woodside; Wunderlich County Park, Woodside

**PUBLIC SCHOOLS**
Redwood City School District — Henry Ford School, Redwood City; Kennedy Middle School, Redwood City; plus magnet schools

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

**SHOPPING**
Woodside Road, Woodside; Woodside Plaza, Redwood City
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

Kings Mountain/Skylonda

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.
**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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