



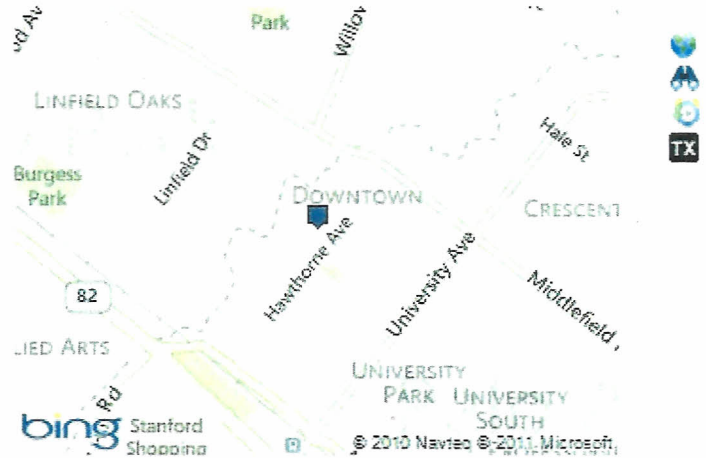
# Miles McCormick & Scott McCormick

Founding Agent - Keller Williams Realty  
DRE: 01184883/01875676

Office: 650-400-1001 Miles  
Cell: 650-223-1829 Scott  
Fax: 650-618-7262 e-fax

milesm@kw.com, scottmcc@kw.com  
www.homesofthepeninsula.com

Image 1 of 24 Play Slideshow Open All



### General Property Information

**470 RUTHVEN AVENUE, Palo Alto 94301**

Class: **Single Family Residential**  
Area: **Downtown (242)**  
County: **SANTA CLARA COUNTY**  
Complex:  
Beds: **4** Baths: **4 (3/1)**  
Approx SqFt: **2,617 (Paid Vendor)**  
Approx Lot: **7,000 Sqft (Assessor)**  
Built/Age: **2012(Seller)/0**  
Parcel #: **120-09-049**  
Comm: **2.50% Standard**  
List Agree: **Exclusive Right to Sell(ER)**  
Remarks: **MAGNIFICENTLY CRAFTED NEW HOME IN PRIME DOWNTOWN PALO ALTO LOCATION\*CENTER HALL DESIGN ADJACENT TO DRAMATIC LIVING AND DINING ROOM\*EXPANSIVE GOURMET KITCHEN WITH APPLIANCES AND CABINERY BEYOND COMPARE\*LARGE FAMILY ROOM WITH ADJOINING PRIVATE TERRACE\*LAVISH MASTER SUITE WITH SPA-WORTHY BATH\*REAR ALLEY ACCESS FOR GARAGE PROVIDES FOR INCREDIBLE BACKYARD\*TRULY A TROPHY HOME IN A PRIZED NEIGHBORHOOD**

Status: **Active**  
Orig Price: **\$3,195,000**  
List Price: **\$3,195,000**

MLS #: **81218481**  
List: **05/16/2012**  
Original: **05/16/2012**  
Sale:  
COE:  
Expires: **06/01/2013**  
Off Mrkt:  
DOM: **1**  
Green doc: **No**  
Walk Score: **78**

Private:

**PLEASE NO SHOW BEFORE TOUR. PHOTOGRAPHY, VIRTUAL TOUR, NARRATIVE AND DISCLOSURES AVAILABLE AT HOMESOPALOALTO.COM BY 5/18.**

Map  
X-street: **Waverley**  
Barclay: **02/7/85**  
Thomas: **790/H4**  
Showing Information:  
Owner: **VERGASOV, FATEKH**  
Occup By: **Vacant**  
Instruction: **Go Direct, Supra iBox Bluetooth**

Management Info  
HOA Fee:  
HOA Nm:  
HOA Ph:

Schools/Districts  
Elem: **/Palo Alto Unified**  
Middle:  
High: **/Palo Alto Unified**

Tour Infomation  
Tour 1: **05/18/2012** Assoc 1: **SILVAR - Silicon V.**  
Tour 2: **05/18/2012** Assoc 2: **SAMCAR - San Mat**  
Remarks: **ELEGANT NEW CONSTRUCTION WITH LARGE BACKYARD IN PRIME DOWNTOWN LOCATION**

### Features

Bathroom: **, 2 or More Showers over Tubs, 1 Stall Shower, 2 or More Tubs**  
Bedroom: **1 Master Bedroom Suite, Ground Floor Bedroom**  
Cooling: **Central Air Conditioning**  
Heating: **Central Forced Air Heat**  
Fam Room: **Separate Family Room**  
Form Din: **Separate Dining Room**  
Inform Din: **Eat in Kitchen**  
Fireplace: **Fireplace in Family Room, Fireplace in Living Room, Gas Log Only Fireplace**  
Flooring: **Partial Hardwood, Tile**  
Type: **Detached Single Family**  
List Incl: **1 Dishwasher, Cooktop Range, Disposal, Dryer, 1 Refrigerator, Freezer, 2 or More Ovens, Washer**

Exterior: **Stucco Exterior**  
Foundation: **Concrete Perimeter & Slab**  
Garage/Pk: **Detached**  
Horse:  
Lot Desc:  
Pool Desc:  
Pool Optns:  
Water: **City/Public Water**

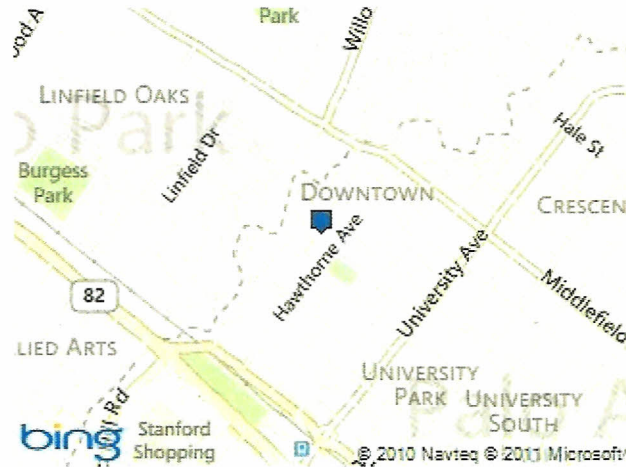
### Contact Information

List Agent: **Miles McCormick**  
LA DRE(s): **01184883**  
List Office: **Keller Williams Palo Alto**

Pref Ph: **650-400-1001** Pref Fax: **650-473-9517**  
Email: **milesm@kw.com**  
Office Ph: **650-454-8500** Office Fax: **650-473-9517**



Agent Page



**446 Ruthven Avenue, Palo Alto 94301**

Class: **Single Family Residential**  
 Area: **Downtown (242)**  
 County: **SANTA CLARA COUNTY**  
 Complex:  
 Beds: **4** Baths: **3(3/0)**  
 Approx SqFt: **1,889 (Seller)**  
 Approx Lot: **7,000 SqFt (Assessor)**  
 Built/Age: **1900(Assessor)/112**  
 Parcel #: **120-09-046**  
 Comm: **2.50% Standard**  
 List Agree: **Exclusive Right to Sell(ER)**

Remarks: **Classic California style beautifully remodeled & expanded 2008. Located on one of PA most desirable downtown hidden streets. Architectural detail with modern finishes. Remodeled spacious Chef kitchen, separate guest cottage. Close to downtown attractions, Stanford University, & commute routes to all of Silicon Valley. Hurry to this one. Open S&S.**

Private: **Staged and vacant. Offers Thursday, May 24th. Disclosures at [www.trpoint.com/aprpaloalto](http://www.trpoint.com/aprpaloalto) click "Review Transaction Docs" use Tracking # 560367-558573**

Map  
 X-Street: **Cowper/Waverley**  
 Barclay: **02/7/85**  
 Thomas: **790/H4**

Showing Information

Owner: **CHRISTOPHER NORDLINGER & ELIZABETH NORDLI**  
 Occupy By: **Vacant**  
 Instruct: **Go Direct, Supra iBox**

Management Info  
 HOA Fee:  
 HOA Nm:  
 HOA Ph:

Schools/Districts

Elem: **Addison Elementary/Palo Alto Unified**

Middle: **David Starr Jordan Middle**

High: **Palo Alto High/Palo Alto Unified**

Tour Information

Tour 1: **05/18/2012** Assoc 1: **SILVAR - Silicon Vall**

Tour 2: **05/18/2012** Assoc 2: **SAMCAR - San Mate**

Remarks: **Nantucket charm, expanded & remodeled 2008, guest cottage, go direct open S&S**

Open House

Date: **05/19/2012** Time: **12:00 PM- 5:00 PM** Host: **J.Teng & J. Ellis**

Date: **05/20/2012** Time: **12:00 PM- 5:00 PM** Host: **M.Westerberg & J. Ellis**

Date: **05/27/2012** Time: **1:30 PM- 4:30 PM** Host: **Dante Drummond**

Public Remarks

**New on the market. Quintessential Palo Alto style, expanded and remodeled 2008, separate guest cottage. Top-rated schools, close to downtown attractions, Stanford & commute routes to all of Silicon Valley.**

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Features

Bathroom: **Tub in Master Bedroom, 2 or More Stall Showers, 1 Tub**  
 Bedroom: **1 Master Bedroom Suite**

**Judy Ellis**

Cooling: **Central Air Conditioning**  
 Heating: **Radiant Heat, Central Forced Air Heat**  
 Fam Room: **Family Room Kitchen**  
 Form Din: **No Formal Dining Area**  
 Inform Din: **Eat in Kitchen**  
 Fireplace: **Fireplace in Living Room, Fireplace in Other Location, Wood Burning Fireplace, Fireplace Insert**  
 Flooring: **Area Carpeting, Tile, Wall to Wall Carpeting, Hardwood, Linoleum or Vinyl, Marble**  
 Type: **Detached Single Family**  
 Energy Feat: **Energy Star Windows/ Doors, Insulated Hot Water Heater, Weather-Stripped Doors, Solar Panel: Off Grid**  
 List Incl: **1 Dishwasher, Disposal, 1 Refrigerator, Free Standing Range/Oven, Microwave Oven, Self Cleaning Oven, Window Coverings, Other Included Property**

Exterior: **Shingle Exterior**  
 Foundation: **Post & Pier, Concrete Perimeter**  
 Grg/Prk: **1 Car Carport, Alley Access, Garage - Converted**  
 Horse:  
 Lot Desc: **Level Lot**  
 Pool Desc: **Pool - in Ground Other**  
 Pool Optns: **Pool Sweep Included, Solar Pool System**  
 Water: **City/Public Water**

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**Contact Information**

List Agent: **Judy Ellis**  
 LA DRE(s): **00874760**  
 List Office: **Alain Pinel Realtors (2089)**

Pref Ph: **650-740-7860** Pref Fax: **650-323-1143**  
 Email: **[jellis@apr.com](mailto:jellis@apr.com)**  
 Office Ph: **650-323-1111** Office Fax: **650-323-1143**