

26900 BEATRICE LN LOS ALTOS HILLS CA 94022

Los Altos Hills



\$15,495,000
LIST PRICE

5
BEDS

7
BATHS

4,985
SQ FT

1.00 AC
LOT

2016
YEAR BUILT

Single-Family Homes / Detached
TYPE

SOURCE: COMPASS LISTING

THE HOME

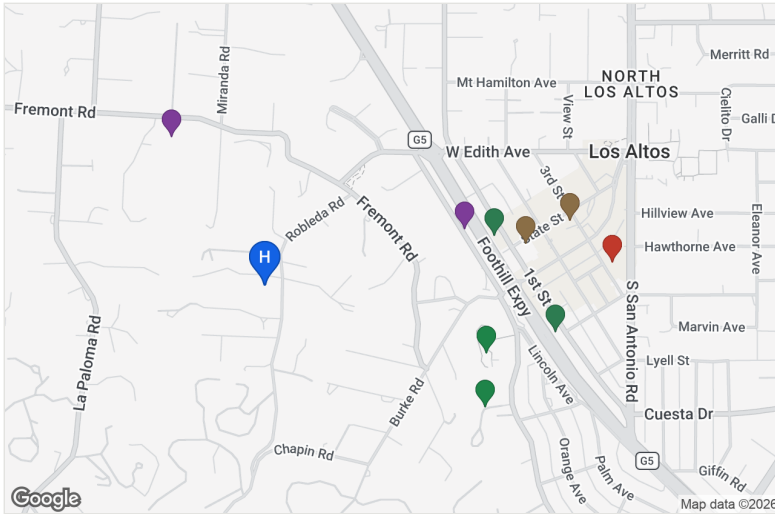
Set on one acre half a mile from the Village, this 2016 estate by MJK Homes offers five bedrooms, seven baths, and 4,985 square feet of Hamptons-inspired design. Architecture by Duxbury Architects and interiors by Kriste Michelinini Interiors bring crisp millwork, hardwood floors, and refined stone and tile finishes throughout. The main level includes formal rooms, a library, and a guest suite; upstairs, a primary suite anchors the private wing. French doors open to a Connecticut bluestone terrace with outdoor kitchen and fireplace; beyond, a resort-scale yard with pool, spa, and a pool house offering flexible use completes the grounds.

THE NEIGHBORHOOD

Los Altos Hills sits in the low ridges west of the Valley floor, prized for large parcels, privacy, and access to top-tier public schools. The area is car-dependent, with a Walk Score of 38, yet everyday amenities—Draeger's Market, Peet's Coffee, Los Altos Grill—are close at hand. Stanford University is a thirteen-minute drive; San Francisco International Airport, thirty-two minutes. Downtown San Francisco lies fifty-three minutes north by car. Nearby preserves include Redwood Grove and Shoup Park, where trails trace the contours of the Santa Cruz foothills.



THE NEIGHBORHOOD MAP



This home Cafés Dining Grocery Parks Schools

GETTING AROUND

Downtown San Francisco
53 min drive · 43.6 mi 2 hr 15 min transit

Stanford University
13 min drive · 5.2 mi 1 hr 27 min transit

Downtown San Jose
24 min drive · 17.5 mi 1 hr 47 min transit

San Francisco International Airport
32 min drive · 31.8 mi 1 hr 43 min transit

Drive times reflect typical traffic at generation; transit via public schedules. Source: Google Maps.

MARKET & HOME VALUES

\$8,488,000	\$8,962,333	\$1,836	29
MEDIAN SALE PRICE	AVERAGE SALE PRICE	AVERAGE \$/SQ FT	AVERAGE DAYS ON MARKET

Recent comparable sales in Los Altos Hills range from \$6.8 million to \$9.88 million, with a median of \$8.49 million and an average of \$8.96 million. Homes are moving at an average of twenty-nine days on market, priced at an average of \$1,836 per square foot. This estate's scale, location, and finishes position it in the upper register of the local market, reflecting both its one-acre setting and recent custom construction.

COMPARABLE SALE	PRICE	BD/BA	SQ FT	\$/SQ FT	DATE
13975 La Paloma Rd, Los Altos Hills, CA 94022	\$9,880,000	5/5.5	5,093	\$1,940	Sep 19, 2025
25251 La Rena Ln, Los Altos Hills, CA 94022	\$9,150,000	5/6.5	5,020	\$1,823	Aug 29, 2025

COMPARABLE SALE	PRICE	BD/BA	SQ FT	\$/SQ FT	DATE
680 University Ave, Los Altos, CA 94022	\$8,850,000	6/6	5,649	\$1,567	May 15, 2026
13801 Templeton Pl, Los Altos Hills, CA 94022	\$7,758,000	4/4.5	4,310	\$1,800	Sep 19, 2025
13961 Fremont Pines Ln, Los Altos Hills, CA 94022	\$6,800,000	5/4	4,845	\$1,404	Nov 07, 2025
13321 La Paloma Rd, Los Altos Hills, CA 94022 PENDING	—	6/3.5	4,601	\$1,845	—

Source: agent-prepared CMA · sale data only · not an appraisal or guarantee of value.

WORTH KNOWING

- Gardner Bullis Elementary (GreatSchools 10/10) is 0.3 miles away; Los Altos High School (10/10) is 1.1 miles.
- The pool house includes a kitchenette and full bath, allowing for guest quarters or potential accessory-dwelling-unit use.
- Built in 2016, the home integrates modern systems and technology within its traditional East Coast aesthetic.

NEARBY

CAFÉS	Peet's Coffee, Rick's Cafe, Starbucks Coffee Company
DINING	Los Altos Grill, Rick's Cafe, The Original Pancake House
GROCERY	Draeger's Market, Safeway
PARKS	Shoup Park, Redwood Grove Nature Preserve, Village Park

38 WALK SCORE®
Car-Dependent

Walk Score® rates an address from 0–100 by how easily everyday errands — groceries, coffee, dining, school pickup — can be done on foot. 50+ means some errands can be walked, 70+ means most can, and 90+ is a rare walker's paradise. Transit and Bike scores read the same way for public transportation and cycling.

SCHOOLS

10/10

Gardner Bullis Elementary School
Public · Grades K-6 · 0.3 mi · Above average

10/10

Bullis Charter School
Charter · Grades K-8 · 1.4 mi · Above average

9/10

Ardis G. Egan Junior High School
Public · Grades 7-8 · 1.4 mi · Above average

10/10

Los Altos High School
Public · Grades 9-12 · 1.1 mi · Above average

Ratings are GreatSchools Summary Ratings on a 1–10 scale, based on test scores, student progress, and college readiness — 8–10 is above average, 5–7 average, 1–4 below average. Schools shown are the closest rated options within five miles. Attendance boundaries change; always verify enrollment eligibility directly with the school district.

ABOUT PAUL



Paul Besse

REALTOR® | SF PENINSULA · DRE #02203376

Paul brings a lifetime of Bay Area knowledge to his career in real estate. Born and raised in San Mateo, his deep roots and dedicated involvement give him a unique perspective and expertise that sets him apart in the competitive residential market. Inspired by his grandparents' legacy in property management, Paul knew from an early age that real estate was his calling. After graduating from Santa Clara University with a Bachelor's degree in Business management, he dove into the multifamily sector. As an Asset Manager at GPR Ventures then as a Multifamily Sales Associate at Marcus and Millichap, Paul developed a mastery of contract negotiations, financial management, and market analyses.

Transitioning into residential real estate, Paul now leverages his multifamily experience to help families across the Peninsula achieve their real estate goals. His strengths in client relations and negotiations, along with his lifelong loyalty to the Bay, make him a trusted advisor for anyone navigating the local market.

Outside of real estate, Paul dedicates the majority of his time to his family. As a soon-to-be dad, he is excited to one day pass along the generational knowledge and experience gained from his paternal role models to his daughter. Paul also enjoys playing in local basketball and softball leagues or cheering on the 49ers, bringing the same enthusiasm and teamwork to his personal life as he does to his clients.

THE OLDHAM GROUP AT COMPASS

The Oldham Group is one of the Bay Area's top-ranked real estate teams, with 50+ agents and over \$403 million in annual sales across San Francisco, Silicon Valley, the Peninsula, Marin, Monterey, and beyond. As part of Compass, the team combines deep local expertise with the resources of one of the nation's leading brokerages — powerful technology, innovative marketing, and a nationwide network — so every client benefits from the collective knowledge and support of an entire team working toward one goal: your success.



Paul Besse

REALTOR® | SF Peninsula
(650) 610-7270 · paul.besse@compass.com
DRE #02203376



Jennifer Siem-Oldham

Co-Founder & Team Principal
(415) 707-5498 · jennifer@oldhamgroup.com
DRE #01325650

The Oldham Group at Compass · Compass DRE #01527235

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Not an appraisal or opinion of value. Neighborhood data from Google Places. Walkability from Walk Score. Narratives by AI; reviewed for accuracy. © 2026 The Oldham Group at Compass. All rights reserved.



EQUAL HOUSING OPPORTUNITY

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