

2700 OAKMONT DR SAN BRUNO CA, 94066

San Bruno

THE HOME

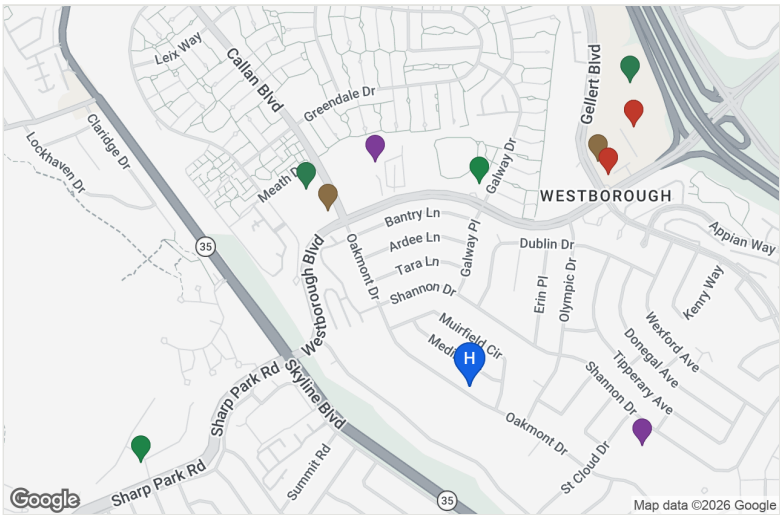
2700 Oakmont Drive sits in San Bruno's Rollingwood neighborhood, a residential enclave of mid-century homes tucked into the hills above the Peninsula flatlands. The address places residents within a short walk of Monte Verde Elementary and Ponderosa Park, with Westborough Middle School and its recreation building less than a half-mile away. The street is lined with mature trees and enjoys a quiet, suburban rhythm. San Francisco International Airport is seven minutes by car, and Downtown San Francisco is twenty-two minutes north on clear days. The setting offers a balance of residential calm and metropolitan access.



THE NEIGHBORHOOD

San Bruno occupies a central position on the Peninsula, bounded by South San Francisco to the north and Millbrae to the south. The Rollingwood area is car-dependent, with a Walk Score of 50, and is served by a network of parks including Ponderosa, Sellick, and Monte Verde. Daily errands are covered by Safeway, Seafood City Supermarket, and Pacific Supermarket, with Philz Coffee and Starbucks nearby. Commuters have direct access to both SFO—seven minutes by car, forty-one minutes by transit—and Downtown San Francisco, twenty-two minutes by car or one hour three minutes by transit. Stanford University is twenty-six minutes south.

THE NEIGHBORHOOD MAP



● This home ● Cafés ● Dining ● Grocery ● Parks ● Schools

GETTING AROUND

Downtown San Francisco
22 min drive · 13.9 mi 1 hr 3 min transit

Stanford University
26 min drive · 25.3 mi 2 hr 24 min transit

San Jose International Airport
38 min drive · 38.1 mi 1 hr 58 min transit

San Francisco International Airport
7 min drive · 5.2 mi 41 min transit

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

MARKET & HOME VALUES

\$1,625,000 MEDIAN SALE PRICE	\$1,608,333 AVG SALE PRICE	\$984 AVG \$/SQ FT (SOLD)	31 AVG DOM (SOLD)
\$1,670,667 AVG ACTIVE PRICE	\$922 AVG \$/SQ FT (ACTIVE)	35 AVG DOM (ACTIVE)	\$959 OVERALL AVG \$/SQ FT

Recent comparable sales in San Bruno's Monte Verde and Rollingwood neighborhoods show a median sale price of \$1,625,000, with an average of \$984 per square foot and thirty-one days on market. Active listings are priced slightly higher on average at \$1,670,667, though with a lower average price per square foot of \$922. The overall average across sold and active properties is \$959 per square foot. Homes in this pocket have been moving steadily, with sold properties averaging just over a month on market.

COMPARABLE SALE	PRICE	BD/BA	SQ FT	\$/SQ FT	DATE
2741 Oakmont Drive, San Bruno, CA 94066	\$1,625,000	4/2	1,756	\$925	Apr 14, 2026
2891 Cottonwood Drive, San Bruno, CA 94066	\$1,650,000	4/3	1,510	\$1,093	May 18, 2026
2306 Valleywood Drive, San Bruno, CA 94066	\$1,550,000	4/3	1,637	\$947	Aug 27, 2026
245 Castleton Way, San Bruno, CA 94066 ACTIVE	\$1,689,000	5/3	2,035	\$830	—
2600 Evergreen Drive, San Bruno, CA 94066 ACTIVE	\$1,825,000	4/3	1,683	\$1,084	—

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

WORTH KNOWING

- Monte Verde Elementary, rated 9 out of 10 by GreatSchools, is 0.3 miles from the property; El Camino High School, rated 10 out of 10, is 2.2 miles away.
- The home is seven minutes by car from San Francisco International Airport, making it a practical base for frequent travelers or those working in aviation, hospitality, or logistics.
- Westborough Recreation Building and three neighborhood parks—Ponderosa, Sellick, and Monte Verde—are all within a half-mile radius.

NEARBY

CAFÉS	7-Eleven, Quickly, Philz Coffee
DINING	Goldilocks, Subway, 7-Eleven
GROCERY	Safeway, Seafood City Supermarket, Pacific Supermarket
PARKS	Ponderosa Park, Westborough Recreation Building, Sellick Park

50 WALK SCORE®
Somewhat Walkable

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

- 9 /10

Monte Verde Elementary School
Public · Grades K-5 · 0.3 mi · Above average
- 8 /10

Ocean Shore Elementary School
Public · Grades K-8 · 1.9 mi · Above average
- 10 /10

El Camino High School
Public · Grades 9-12 · 2.2 mi · Above average

- 6 /10

Westborough Middle School
Public · Grades 6-8 · 0.5 mi · Average
- 2 /10

Baden High (Continuation) School
Public · Grades 9-12 · 1.4 mi · Below 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 NILOU



Nilou Ebeid

REALTOR® | SILICON VALLEY · DRE #02067198

As a longtime resident of Los Altos Hills, I have had the privilege of raising my children and watching them grow through Palo Alto public schools, and later at Woodside Priorya private school in Portola Valley. Our family has loved the peaceful and calmness of the hills, the hiking trails, and its close proximity to Silicon Valley and San Francisco.

Through the years, I've navigated our community extensively, driving my kids to activities across neighboring towns for various activities which has given me extensive knowledge and familiarity in Atherton, Menlo Park, Palo Alto, Portola Valley and Los Altos and beyond. This experience has given me an intimate knowledge of the area and a deep appreciation for the vibrant lifestyle it offers.

Some of my favorite local spots include Los Altos Grill or Evvia for a night out, Satura or Mademoiselle Colette for a morning coffee and croissant, and Terun for a lunch meet up. For fitness, I love the small, intense classes at barre3 or MPX Pilates, and for outdoor relaxation, I enjoy a quick hike at Arastradero Preserve. When it comes to self-care, No Filter Brazilian MedSpa in San Mateo is a personal favorite.

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.



Nilou Ebeid

REALTOR® | Silicon Valley
(415) 635-0303 · nilo.ebeid@compass.com

DRE #02067198



Jennifer Siem-Oldham

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

DRE #01325650

The Oldham Group at Compass · Compass DRE #01527235

The Oldham Group is a team of real estate agents affiliated with Compass. Compass is a licensed real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01527235. 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 the accuracy of any description. All measurements and square footage are approximate. If your property is currently listed for sale this is not a solicitation.

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

Generated September 13, 2026