

14 FLOOD CIR

Atherton

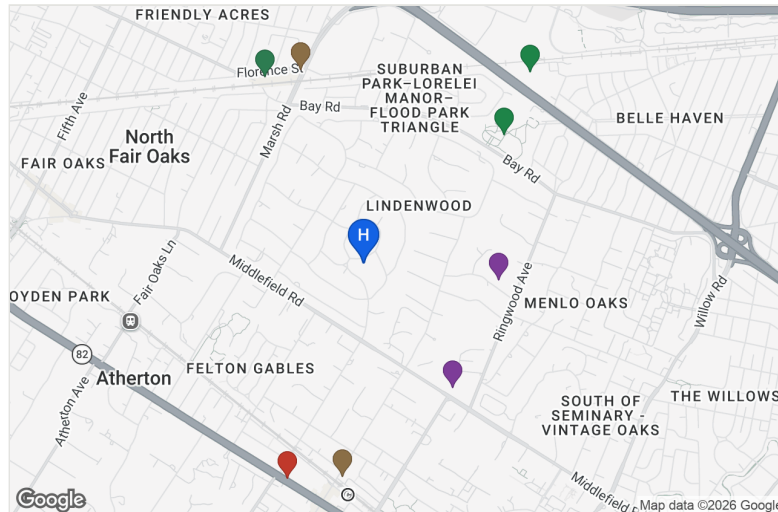
THE HOME

14 Flood Circle occupies a quiet enclave in Atherton, one of the Peninsula's most established residential addresses. The property sits within walking distance of Flood Park and less than a mile from both Encinal and Laurel elementary schools, each rated highly by GreatSchools. Menlo-Atherton High School lies just over half a mile away. The street itself is named for the adjacent park, a nod to the area's early planning and enduring green infrastructure. Atherton's canopy roads and generous setbacks define the immediate context, and the location offers proximity to both Stanford University and the retail corridor along El Camino Real.

THE NEIGHBORHOOD

Atherton is a car-dependent town by design, with a Walk Score of 12 reflecting its low-density, estate-scale layout. Daily errands typically require a short drive: Delucchi's Market anchors local grocery needs, while Cafe Borrone and a handful of cafes in neighboring Menlo Park provide gathering spots. Stanford University is nine minutes by car; Downtown San Francisco is forty-three minutes; San Francisco International Airport is twenty-seven minutes. The commute to Downtown San Jose takes twenty-eight minutes by car. The town's identity is shaped by mature trees, privacy, and a decades-old commitment to single-family zoning, with limited commercial presence within its borders.

THE NEIGHBORHOOD MAP



GETTING AROUND

Downtown San Francisco
 43 min drive · 30.5 mi 1 hr 42 min transit

Stanford University
 9 min drive · 2.7 mi 1 hr 53 min transit

Downtown San Jose
 28 min drive · 22.4 mi 1 hr 17 min transit

San Francisco International Airport
 27 min drive · 17.4 mi 1 hr 1 min transit

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

WORTH KNOWING

- Encinal Elementary and Laurel Elementary, both rated 9 or 10 by GreatSchools, serve the immediate area and are within half a mile.
- Flood Park, directly adjacent to Flood Circle, offers open space, picnic grounds, and a neighborhood anchor for outdoor recreation.
- The property is nine minutes by car from Stanford University, making it a practical option for faculty, staff, or families with campus ties.

NEARBY

CAFÉS	Starbucks Coffee Company, 7-Eleven, Cafe Borrone
DINING	Starbucks Coffee Company, FEY Restaurant, Freewheel Brewing Company
GROCERY	Delucchi's Market
PARKS	Flood Park, Kelly Park, Atherton Post Office Contract Station

12 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

9 /10

Encinal Elementary School
Public · Grades K-5 · 0.3 mi · Above average

4 /10

Ravenswood Comprehensive Middle
Public · Grades 6-8 · 2.0 mi · Below average

8 /10

Menlo-Atherton High School
Public · Grades 9-12 · 0.6 mi · Above average

10 /10

Laurel Elementary School
Public · Grades K-5 · 0.5 mi · Above average

9 /10

Hillview Middle School
Public · Grades 6-8 · 2.1 mi · Above average

10 /10

Palo Alto High School
Public · Grades 9-12 · 2.5 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 JULIE



Julie Hadidi

REALTOR® | SILICON VALLEY · DRE #01955868

I'm a longtime Peninsula resident, a mom of two boys and 2 dogs. I've called Menlo Park and Palo Alto home for over 30 years, which means I've seen the neighborhoods evolve, the schools grow, and the market do just about everything imaginable. Being deeply rooted here isn't just a talking point. It's how I help my clients make more confident and informed decisions about where and how they live.

Before real estate, I spent 20 years in the high-tech world working in market analysis, marketing, and advertising for biomedical and semiconductor companies. That experience and discipline shaped how I approach real estate today: data-driven, strategic, and always focused on positioning. Whether it's pricing a home, market analytics, marketing plan, or structuring an offer, I bring a level of analysis and clarity that helps clients. I've now spent the past 12 years in real estate, guiding buyers and sellers through everything from first time home buyers, investments or luxury properties, I genuinely love the process and the people I help.

Outside of work, I stay closely connected to the community through years of involvement in local school PTAs and support for organizations like Second Harvest Food Bank and Meals on Wheels. When I'm not working with clients, you'll likely find me hiking, working out, reading, or walking the dogs through some of my favorite local spots, like the farmers market, or Colette and Vida. Real estate is a big part of my life, but it's grounded in something bigger: helping people feel at home!

THE OLDHAM GROUP AT COMPASS

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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.



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