

I4 FLOOD CIR

Atherton

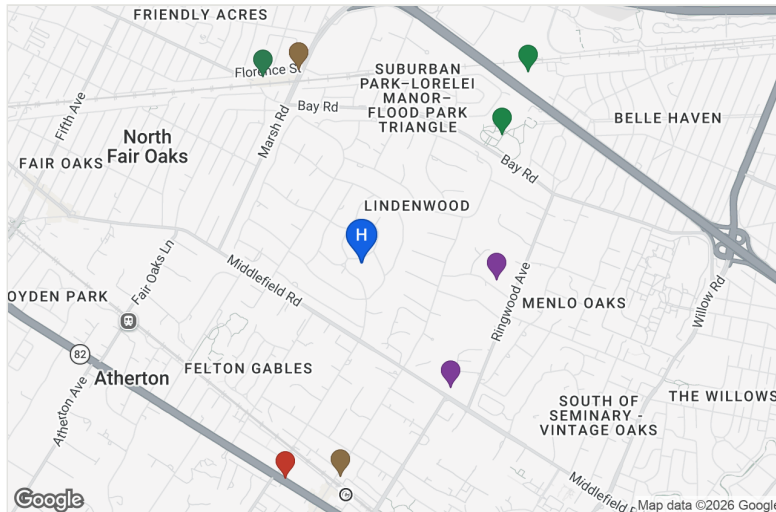
THE HOME

14 Flood Circle sits on a residential street in Atherton, one of the Peninsula's most established enclaves. The property occupies a quiet position near Flood Park, where wooded trails and open space define the rhythm of daily life. Menlo-Atherton High School lies less than a mile away, and the surrounding blocks are lined with mature trees and wide setbacks that lend a sense of privacy and calm. This address places you within a short drive of Stanford University and the corridor linking San Francisco to San Jose, yet remains removed from through traffic and commercial density.

THE NEIGHBORHOOD

Atherton is car-dependent by design, with a Walk Score of 12 reflecting the town's low-density layout and absence of retail corridors. Daily errands typically require a drive to nearby Menlo Park or Redwood City, where Delucchi's Market, Freewheel Brewing Company, and Cafe Borrone anchor the local mix. Flood Park and Kelly Park offer green space within walking distance. Commutes are straightforward: Downtown San Francisco is 43 minutes by car, Stanford University 9 minutes, and San Francisco International Airport 27 minutes. The town's appeal lies in its residential character, canopy roads, and proximity to Peninsula employment centers without the density of adjoining cities.

THE NEIGHBORHOOD MAP



This home
 Cafés Dining Grocery Parks Schools

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 (GreatSchools rating 9/10) is 0.3 miles from the property, and Laurel Elementary (10/10) is half a mile away, both serving grades K–5.
- Flood Park, directly adjacent to Flood Circle, provides wooded trails, picnic areas, and creek access — a rare amenity this close to a residential address.
- Stanford University is a 9-minute drive, making this location particularly relevant for faculty, researchers, and families tied to the university community.

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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