

14 FLOOD CIR

Atherton

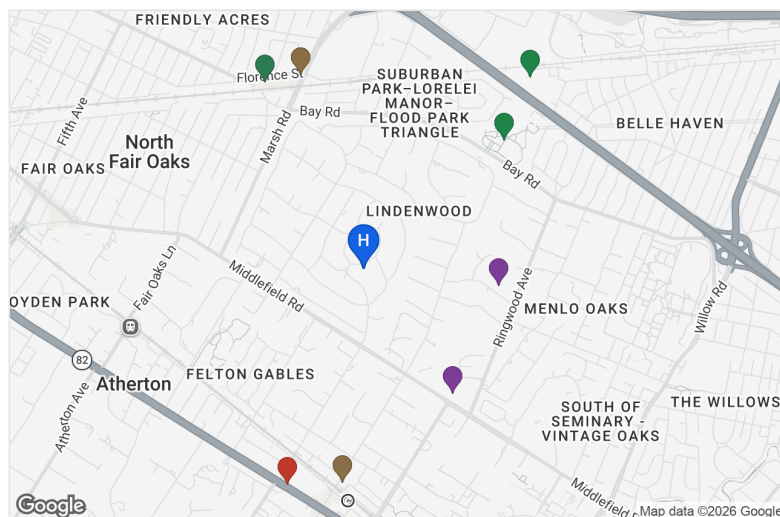
THE HOME

14 Flood Circle sits in Atherton, a quiet, tree-lined enclave on the mid-Peninsula where generous lots and setback design ensure a sense of privacy and calm. The address itself places the residence within walking distance of Flood Park, one of the town's most established green spaces, and less than a mile from Menlo-Atherton High School. Atherton's residential fabric is defined by low density and an absence of commercial corridors, lending the area an uncommon stillness. The location offers proximity to both Menlo Park's amenities and the Stanford campus, positioning it within a broader network of schools, parks, and commuting options without sacrificing the buffer that defines the town's character.

THE NEIGHBORHOOD

Atherton functions as a residential retreat within the Peninsula's broader geography. With a Walk Score of 12, the town is car-dependent by design; daily errands and dining typically require a short drive to neighboring Menlo Park or Redwood City. Delucchi's Market, Cafe Borrone, and FEY Restaurant are among the nearby options. Commutes from the area to Stanford University take approximately 9 minutes by car, while Downtown San Francisco is reachable in 43 minutes. San Francisco International Airport is 27 minutes away. The town's appeal rests not in walkability but in scale, privacy, and access to highly rated public schools, including Laurel Elementary (GreatSchools rating: 10) and Menlo-Atherton High School (GreatSchools rating: 8).

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 School and Laurel Elementary School—both public, both GreatSchools-rated 9 and 10 respectively—are within half a mile of the property.
- Flood Park, directly adjacent to the street, offers open fields, picnic areas, and recreational facilities maintained by San Mateo County Parks & Recreation.
- Stanford University's campus is a 9-minute drive, making the location particularly relevant for faculty, staff, or families with ties to the university.

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.



EQUAL HOUSING OPPORTUNITY

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