

CHARM ON THE CIRCLE

Welcome to this charming, three bedroom, two bath Traditional house located on a unique neighborhood circle in Central Portola Valley. Throughout the house, beamed ceilings, true divided-light windows and oak hardwood floors create a homey ambiance. The formal entry opens into the combination living/dining room. The kitchen has been updated with granite counters and stainless steel appliances. Glass doors open from the dining area and eat-in kitchen to the fully fenced rear garden, which encompasses an arbor, patio and lawn. Upstairs, the comfortable master suite features a walk-in closet and a private bath with two sinks and a stall shower. There are two additional bedrooms downstairs, as well as an additional recently remodeled full bath. Attached two car garage with laundry facilities. Excellent Portola Valley schools.



314 WYNDHAM DRIVE, PORTOLA VALLEY

- Three bedrooms, two full baths
- Fully-fenced private garden and patio with arbor
- Spacious living/dining room, updated eat-in kitchen
- Excellent Portola Valley schools

OFFERED AT \$1,299,000

Virtual Tour at www.314WyndhamDrive.com

HUGH CORNISH

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Portola Valley**

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Summary of Features

- A glossy, paneled door opens from the brick front porch into the formal **entry**
- A wood burning fireplace with a gas starter is the focal point of the large **living room**
- A sculptural chandelier defines the formal **dining ell**
- Sliding glass doors open from the eat-in **kitchen** to the rear patio and garden
- Two closets at the top of the **staircase** provide ample extra storage
- The upstairs **master suite** has a walk-in closet and spacious private bath
- There are **two additional bedrooms** downstairs, each with a double closet
- The **full bath** has been renovated with subway tile tub shower and a pedestal sink
- In the downstairs **hallway**, a linen closet is concealed behind paneled doors
- The rear **patio** is shaded by a massive arbor
- A lush **lawn** bordered by evergreen shrubs skirts the patio seating area
- The **fully-fenced garden** is screened by mature trees, ensuring peace and privacy
- The laundry facilities are located near the kitchen, in the attached **two-car garage**
- Approximately **1500 square feet** of living space on a **.14 of an acre** lot
- Excellent **Portola Valley** school district

Downstairs

Entry

- A paneled door opens from the covered brick front porch to the **entry**
- Just inside the door, a long shelf is built-in against the wall
- Two closets, one with shelves, the other with hanging racks provide plenty of storage
- Oak hardwood floor

Living Room

- A half-wall with cupboards built-in separates the **living room** from the entry
- The wood burning fireplace has a white-painted brick hearth and surround and a wooden mantelpiece
- The fireplace is equipped with a gas starter
- Two true divided-light windows flank the fireplace and frame a view of the rear garden
- Beamed ceiling and oak hardwood floor

Dining Ell

- The formal **dining ell** is located off the entry next to the living room
- A sculptural chandelier is suspended from the ceiling
- A true divided-light window frames a view of the garden
- A glass door opens to the rear patio
- A pocket door allows access to the kitchen
- Beamed ceiling and oak hardwood floor

Kitchen

- In the adjoining, eat-in **kitchen**, gray granite tops the counters and the breakfast bar
- Banks of white paneled cabinets and drawers line the walls
- Above the porcelain farmer's sink, a true divided-light window overlooks the side yard
- A skylight admits natural light
- Appliances include a four-burner gas range, a Bosch dishwasher, and a General Electric Profile stainless steel, over/under refrigerator freezer
- A counter-top pass-through opens to the side yard

- Sliding glass doors open to the rear patio
- A second door allows interior access to the garage
- Globe light fixtures are suspended from the ceiling
- Oak hardwood floor

Hallway

- A door opens from the entry to the **hallway**
- A linen closet is concealed behind paneled doors
- Doors at either end of the hallway open to the two downstairs bedrooms
- Overhead light fixtures and oak hardwood floor

Downstairs Bedrooms and Bath

- The two downstairs **bedrooms** are each large enough to hold twin beds
- True divided-light windows frame views of the garden
- Double closets are concealed behind mirrored doors
- An overhead light fixtures and oak hardwood floors

- The downstairs full **bath** is located nearby off the hallway
- Sconces are mounted onto the wall above the white porcelain pedestal sink
- The tub is lined in lovely celadon subway tile and has a flexible shower attachment
- A medicine cabinet/linen closet is concealed behind double doors
- A glass door opens to the side yard, where there is an outdoor shower and a sitting area flanked by climbing roses
- Overhead light fixture and white tile floor

Garage

- A door allows interior access from the kitchen to the **garage**
- The attached two-car garage has a finished interior
- Hook-ups for the laundry facilities are located here
- A door allows access to the side yard
- The water heater and furnace are located in the garage

Upstairs

Staircase

- The **staircase** connects the formal entry to the upstairs master suite
- Two closets at the top of the staircase provide ample extra storage
- A door opens from the landing to the spacious master suite

Master Suite

- In the **master bedroom** the high, sloped ceiling enhances the sensation of tranquility
- A wall of true divided-light windows overlooks the front garden
- Concealed by folding doors, the lighted, walk-in closet provides generous shelf and hanging space
- A revolving fan is suspended from the ceiling
- Oak hardwood floor

- The **master bath** features twin sinks molded in a Corian counter beneath a wall of mirror
- Sconces are mounted onto the wall above the mirror
- A skylight admits natural light
- The oversized whirlpool tub is encased in a marble deck and framed by a bay of three true divided-light windows
- The commode, and a stall shower are enclosed in a separate compartment
- Spotlights are recessed into the ceiling
- Tile floor
- White tile floor

Exterior

- A variety of shrubs and trees ring the perimeter of the property, ensuring peace and privacy
- The completely-fenced rear yard includes a lawn encompassed by evergreen and flowering plants, including hydrangea and roses
- Shaded by an arbor, the patio makes a charming transition between house and garden
- Bluestone stepping stones ringed in moss lead from the rear garden to the private sitting area in the side yard

- The front and rear gardens are equipped with an automatic sprinkler system
- The paved cement driveway allows for extra parking in front of the two-car garage

Additional Features

- Central heating and air conditioning
- Recently added oak hardwood floors
- Automatic irrigation system front and rear
- Excellent Portola Valley School District

Disclosure Package Available Upon Request

Listed by Hugh Cornish DRE #00912143. Any statistics or prices while not guaranteed have been secured from sources I believe to be reliable. I recommend that the buyer have a licensed contractor inspect the property and review any and all the available reports, building permits and disclosures. In addition, I recommend that if the buyer plans to remodel, tear down and /or re-build the subject property, the buyer should meet with the Town of Portola Valley Building Department. Buyer shall verify square footage of lot and all structures. Buyer shall verify attendance at local schools.