

MAGNIFICENT MEDITERRANEAN VILLA

Welcome to this magnificent, two-story, Mediterranean villa constructed on a secluded flag lot by Pacific Peninsula Group in 1996. Flanked by stately columns, a massive plank door opens from the front terrace into an impressive, two-story entry hall. Inside, mahogany floors, Palladian windows and beamed ceilings create an atmosphere of unparalleled elegance and comfort. Outside, the rear patio encompasses both a wood-burning fireplace and a fire pit, as well as a barbecue area convenient to the swimming pool and spa. The studio pool house features a full kitchen and bath, plus a wine cellar. The sweeping lawn ends in a formal rose garden while perimeter trees ensure peace and privacy.



88 LINDA VISTA AVENUE, ATHERTON

- Five bedrooms, four and a half baths in the main house
- Living room, dining room, family room, library, home office
- Spectacular chef's kitchen and breakfast room
- Studio pool house with kitchen, full bath and basement wine cellar
- Patio with outdoor fireplace, pool, spa and barbecue area
- Detached three-car garage and generous guest parking
- Award-winning Menlo Park schools

OFFERED AT 9,650,000

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***Magnificent
Mediterranean Villa***

**88 Linda Vista Avenue
Atherton**

88 Linda Vista Avenue Atherton

Welcome to this magnificent, two-story, Mediterranean villa constructed on a secluded flag lot by Pacific Peninsula Group in 1996. Flanked by stately columns, a massive plank door opens from the front terrace into an imposing, double-height entry hall. Inside, Brazilian cherry floors, Palladian windows and beamed ceilings create an atmosphere of unparalleled elegance and comfort. Outside, the rear patio encompasses both a wood burning fireplace and a fire pit, as well as an barbecue area convenient to the swimming pool and spa. The studio pool house incorporates a full kitchen and bath, plus a wine cellar. The sweeping lawn ends in a formal rose garden, and perimeter trees ensure peace and privacy. Detached three car garage and generous guest parking.

Summary of Features

- A massive, plank door opens from the front terrace into the double-height **entry hall**
- In the elegant **living room** sparkling French doors frame a view of the rear garden
- The handsome, paneled **library** is lined with floor-to-ceiling bookshelves
- A bronze and crystal chandelier ornaments the formal **dining room**
- The **butler's pantry** has a hammered nickel sink set into a limestone counter
- The spectacular **kitchen** has a large center island and top-of-the-line appliances
- Near the **back staircase**, a comfortable **breakfast room** adjoins the kitchen
- The spacious **family room** has a beamed cathedral ceiling and a walk-in wet bar
- A small **home office** with built-in desks is tucked away off the family room
- The guest **powder room** is located between the entry and the library
- The downstairs **guest suite** has a full bath and a fitted, walk-in closet
- The **front staircase** has an oiled-bronze banister topped by a mahogany rail
- **Four second-story bedrooms** include:
 - A **master suite** with a sitting area, fireplace, walk-in closets, bath and balcony
 - **Two additional bedrooms**, each with a fitted, walk-in closet, sharing a full bath
 - A **fourth bedroom** with two closets and a private full bath
- The **laundry room** has hook-ups for full-sized washer and dryer, plus a soaking sink
- The fully-finished, **three-car garage** has automatic doors and attic storage
- A studio **pool house** includes a kitchen, a full bath and a basement wine cellar
- The rectangular **swimming pool** and demi-lune **spa** are set into a bluestone patio
- The **barbecue area** is equipped with two burners, a sink, and an icemaker
- The **rear patio** encompasses both a wood burning fireplace and a fire pit
- A sweeping lawn ends in a sunny and colorful, parterre **rose garden**
- The long drive is pillared and has an automatically operated **security gate**
- The attractive, paved **forecourt** provides generous parking for guests
- Mature **perimeter oaks** and redwoods ensure peace and privacy
- **Award-winning Menlo Park School District**
- **Approximately 6810 square feet of living space on .98 of a acre**

Approach

- Automatic security gates open to the paved asphalt drive bordered by English laurel
- A paver stone motor court offers generous guest parking
- The front walk leads between perennial beds landscaped with a profusion of colorful shrubs
- The bluestone terrace is ornamented by a graceful bronze railing
- Twin cast-iron lamps illuminate the columned front porch

Main House First Story

Entry Hall

- A massive plank door opens from the front terrace to the imposing **entry hall**
- Opposite, an arched doorway opens to a second hall, which leads to the living room and family room
- Two more archways lead to the dining room and library on either side
- A large bronze lantern is suspended from the double-height ceiling
- Oiled bronze wall sconces provide additional illumination
- Baseboards, crown moldings, and subtle, faux-painted walls
- Creamy limestone floor

Living Room

- The splendidly proportioned **living room** evokes a European elegance
- Sparkling French doors and true divided-light windows frame views of the garden
- The exquisite cast stone, wood-burning fireplace has a cherry-wood mantel, and is equipped with a gas starter
- Spot lighting is recessed into the box-beamed ceiling, which is painted with charming depictions of citrus and foliage
- Baseboards, crown moldings, and subtle, faux-painted walls
- Polished hardwood floor laid in a herringbone pattern

Library

- The handsome library is located to the left of the entry hall
- Library paneling and bookshelves are all of sumptuous Brazilian cherry-wood
- Floor-to-ceiling bookshelves are built-in
- Two Palladian windows frame a view of the front garden and motor court
- French doors open to a small terrace overlooking the parterre garden
- Spot lighting is recessed into the ceiling
- A bowl lamp provides additional illumination
- Baseboards and crown moldings
- Polished hardwood floor

Dining Room

- The **dining room** is located directly across the entry hall from the library
- A graceful, bronze and crystal chandelier is suspended from the ceiling
- Three Palladian windows frame a view of the front garden and motor court
- A pocket door leads to the family room
- A swinging door opens to the butler's pantry
- Stereo speakers are wired into the subtle, faux-painted walls
- Spot lighting is recessed into the ceiling
- Baseboards and crown moldings
- Polished hardwood floor

Butler's Pantry

- The **butler's pantry** adjoins the dining room
- The hammered nickel sink is set into a slab limestone counter
- The Bosch dishwasher is paneled to match the pine cabinetry
- Cupboards above have translucent art-glass fronts
- The window frames a view of the front garden and motor court
- A paneled door allows access to the walk-in storage pantry, which is lined with floor-to-ceiling shelves
- Spotlights are recessed into the ceiling
- Baseboards, crown moldings, subtle, faux-painted walls
- Polished hardwood floor

Kitchen

- The spectacular **kitchen** lies beyond the butler's pantry
- Pine drawers and cabinets are topped with slab limestone counter tops with a subway tile backsplash
- Two stainless steel sinks enjoy a view of the front garden through enormous bay windows
- A stainless steel prep sink is mounted into the large center island
- The six-burner, restaurant-grade Thermador gas cook-top has a beautiful cast stone hood
- State-of-the-art appliances include a two stacked, stainless steel Thermador convection ovens, a built-in Kitchenaid microwave, and a second Bosch dishwasher
- The full sized SubZero refrigerator and freezer are paneled to match the cabinetry
- There are two SubZero refrigerator drawers and two SubZero freezer drawers
- An oiled-bronze chandelier is suspended from the beamed ceiling
- Spot lighting is recessed into the beamed ceiling
- An oiled-bronze chandelier provides additional illumination
- The housekeeping desk is built-in around the corner
- Baseboards and crown moldings
- Creamy limestone floor

Breakfast Room

- In the **breakfast room** true divided-light windows frame a view of the front garden
- An exterior door leads to the barbecue area and garage
- A graceful oiled bronze chandelier is suspended from ceiling
- Oiled bronze wall sconces provide additional illumination
- The carpeted back staircase ascends from this area to the second story
- Baseboards, crown moldings, and subtle, faux-painted walls
- Creamy limestone floor

Family Room, Wet Bar, and Wine Closet

- A lofty, beamed, cathedral ceiling enlarges the spacious **family room**
- The baronial, cast stone, wood-burning fireplace is equipped with a gas starter

- Two sets of French doors open to the patio and rear garden
- French doors open from the upstairs hall to a minstrels' gallery overlooking the room
- Stereo speakers are wired into the walls and ceiling
- Track spotlights are mounted on the crossbeams
- Polished hardwood floor laid in a herringbone pattern
- The walk-in, sunken **bar** has a hammered nickel sink set into a slab limestone counter
- The Uline under-counter refrigerator and Bosch dishwasher are paneled to match the pine cabinetry
- Across the hallway, behind glass door, a temperature-controlled **wine closet** is fitted with floor-to-ceiling racks and has a capacity to store over 800 bottles

Home Office

- A door opens from the corner of the family room to the compact **home office**
- The office is lined in beautiful Brazilian cherry-wood cabinets
- Two desks and a counter are built-in
- Spot lighting is recessed into the ceiling
- Baseboards and crown moldings
- Polished hardwood floor

Guest Powder Room

- The guest **powder room** is located just off the entry hall, next to the library
- A lovely, framed mirror is mounted above the porcelain pedestal sink
- Limestone wainscoting lines the walls
- Spot lighting is recessed into the ceiling
- Baseboards and crown moldings

Downstairs Guest Bedroom Suite

- The **downstairs guest bedroom** is tucked away off the breakfast area
- This peaceful room overlooks the rear garden through a true divided-light window
- The lighted walk-in closet is custom-fitted with drawers, shelves and hanging racks

- Spot lighting is recessed into the ceiling
- Baseboards, crown moldings and wall-to-wall carpet
- The en suite **full bath** has a shower-over-tub lined in gray ceramic tile and a sink set into a tile counter above pine cabinetry
- A pocket door separates the shower room from a compartment with a second sink and the commode
- A door leads back to the breakfast area
- Spot lighting is recessed into the ceiling
- Baseboards, crown moldings and ceramic tile floor

Second Story

Staircase and Upstairs Hall

- Ascending from the entry hall near the living room, the front **staircase** has polished hardwood treads and risers
- The staircase is ornamented by an oiled-bronze balustrade topped by a mahogany rail
- A large bronze lantern is suspended from the double-height ceiling
- At the landing, a true divided-light window admits natural light
- A paneled door conceals a generous storage closet under the stair
- The **upstairs hall** leads to the upstairs bedrooms and the master suite
- Skylights admit natural light
- Spot lighting is recessed into the ceiling
- Oiled bronze wall sconces provide additional illumination
- French doors open to a covered balcony overlooking the rear garden
- Baseboards, crown moldings and wall-to-wall carpet

Master Suite

- At one end of the upstairs hall, double door open to the luxurious **master suite**
- A revolving fan is suspended from the beamed cathedral ceiling
- French doors open to a balcony overlooking the rear garden
- Centered on one wall of the sitting area, the limestone wood-burning fireplace is flanked by small cabinets
- On either side of the room, wide windows admits natural light
- Spot lighting and stereo speakers are recessed into the ceiling
- Oiled-bronze wall sconces provide additional illumination

- Baseboards and wall-to-wall carpet
- Between the bedroom and master bath, two lighted, **walk-in closets** are custom-fitted with drawers, shelves, and hanging racks
- The gorgeous **master-bath** allies luxury with function
- Twin porcelain sinks are set into a red marble counter
- The dressing table opposite is topped by a matching counter
- Pine drawers and cabinets provide abundant storage space
- The oversized whirlpool tub is encased into a red marble deck framed by a wide window
- The oversized limestone shower has two shower heads and a built-in shelf
- Windows overlooking the front garden are screened by Plantation shutters
- The commode is enclosed in a separate room
- Spot lighting and stereo speakers are recessed into the ceiling
- Oiled-bronze wall sconces provide additional illumination
- Baseboards and wall-to-wall carpet
- Creamy limestone floors

Upstairs Guest Bedrooms #1 and #2

- Upstairs **guest bedrooms #1 and #2** lie down the hall
- These large rooms each have a built-in desk
- True divided-light windows frame a view of the front garden
- Floor-to-ceiling bookshelves are also built-in
- Walk-in closets are custom-fitted with drawers, shelves and hanging racks
- Revolving fans are suspended from the ceilings
- Spotlighting is recessed into the ceiling
- Baseboards, crown moldings and wall-to-wall carpet

Bath

- The shared **full bath** has two sinks set into a ceramic tile counter beneath a wall of mirror
- A skylight admits natural light
- The shower-over-tub and commode are enclosed in a separate compartment
- Spot lighting is recessed into the ceiling

- Baseboards, crown moldings and ceramic tile floor

Laundry Room

- The large **laundry room** is located across the hall from upstairs guest bedrooms #1 and #2
- There are hook-ups for a full-sized washer and dryer
- A deep, porcelain sink for soaking is set into a white tile counter
- The walls are lined with pine cabinets
- A window overlooks the rear garden
- Spot lighting is recessed into the ceiling
- Baseboards crown moldings and ceramic tile floor

Upstairs Guest Bedroom #3

- Upstairs **guest bedroom #3** lies at the top of the back staircase
- True divided light windows frame views of the rear garden
- Two walk-in closets are custom-fitted with drawers, shelves and hanging racks
- A revolving fan is suspended from the ceiling
- Spotlighting is recessed into the ceiling
- Baseboards, crown moldings and wall-to-wall carpet
- The en suite **full bath** has a shower-over-tub lined in ceramic tile and a sink set into a tile counter above pine cabinetry
- Spot lighting is recessed into the ceiling
- Baseboards, crown moldings and ceramic tile floor

Pool House

- Sliding glass doors open to the **great room** of the pool house
- The wood burning fireplace has a natural rock hearth and surround
- The fireplace is equipped with a gas starter
- Media cabinets are built-in beside a mattress platform
- Two revolving fans are suspended from the lofty ceiling
- Two skylights admit natural light
- Stereo speakers are wired into the ceiling
- Track spot lighting and stone tile floor
- In the **kitchen**, the stainless steel sink is set into a limestone counter with a subway tile backsplash

- Appliances include a General Electric two-burner cook top with a grill, Sub-Zero refrigerator with two freezer drawers and a Bosch dishwasher
- Spot lighting and stone tile floor
- A pocket door allows access to the **full bath**
- The porcelain sink is set into a white tile counter beneath a wall of mirror
- Sconces are mounted on the grass-cloth walls
- The stall shower is lined in matching white tile and has two shower heads
- Wall sconces and an overhead light fixture provide illumination
- A carpeted staircase descends to the lower level
- A glass door open to the temperature-controlled **wine cellar**, which is lined in floor-to-ceiling racks and bins and has the capacity to store 10,000 bottles
- Monitored sump pump and custom alarm system

Garage

- The three-car **garage** has a fully-finished interior
- The three doors are automatically operated
- A set of pull down steps allows access to attic storage
- Mechanics for the central vacuum are located here
- A golf practice net is located behind the garage

Exterior

Pool, Spa and Barbecue Area

- Surrounded by a bluestone patio, the rectangular swimming **pool** has a retractable pool cover
- A demi-lune **spa** sits beside the pool
- The **barbecue area** has a stainless steel sink set into a slab counter with distressed edges
- Appliances include a Thermador Char-glo built-in barbecue and two Thermador gas burners, with a warming drawer and a Viking Professional icemaker under the counter

Rear Patio and Gardens

- The bluestone **rear patio** is shaded by leafy arbors above French doors from the living room and family room
- A wood burning outdoor fireplace equipped with a gas starter is located just outside the family room
- The nearby circular gas fire pit offers a wood-free option
- An expansive lawn skirts the patio
- Mature perimeter trees ensure peace and privacy
- A series of stepping stones leads to the fragrant parterre garden
- Beds of roses are screened by Japanese maples and hemmed by boxwood hedges
- A small patio occupies a sunny spot

Additional Features

- Approximately 6810 square foot house constructed by PPG in 1996
- Approximately .98 of an acre on a secluded flag lot
- Newly-installed, integrated Crestron sound system
- Golf practice net behind the garage
- Main house is 6809 square feet (per architect's drawings)
- Pool house is 456 square feet (per architect's drawings)
- Garage is 726 square feet (per architect's drawings)
- Award-winning Menlo Park Schools 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 Atherton Building Department. Buyer shall verify square footage of lot and all structures. Buyer shall verify attendance at local schools.