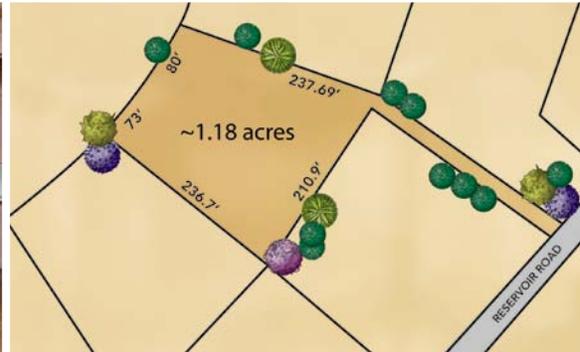


OVER AN ACRE IN WEST ATHERTON

Welcome to this appealing, ranch-style home located on a flag lot in west Atherton.

A variety of mature trees surrounds the charming, four bedroom, three and one-half bath home. A spacious living room, formal dining room, and updated kitchen complete the floor plan. In the garden, an expansive deck, sunny patios, and a swimming pool make outdoor entertaining a pleasure. A large tool shed adjoins the attached two-car garage for added storage space. This home also has access to award-winning Las Lomas schools. A wonderful opportunity!

Offered at \$2,795,000



32 RESERVOIR ROAD, ATHERTON

- Four bedrooms, three and one-half baths
- Approx. 2,730 square feet of living space
- Living room and formal dining room, each with fireplace
- Bright and light updated kitchen
- Separate wing with secluded master suite plus three bedrooms serviced by two baths
- Two-car attached garage (approx. 510 square feet) plus large tool shed
- Swimming pool, deck, and sunny patios
- Flag lot of approx. 1.18 acres
- Award-winning Las Lomas schools

Virtual Tour at www.32Reservoir.com

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#1 Agent, Menlo Park – El Camino Office, 2011
Ranked #41 Nationally by *The Wall Street Journal*, 2012
Over \$1.5 Billion in Sales



32 Reservoir Road

Atherton

Welcome to this appealing, ranch-style home located on a flag lot in west Atherton. A variety of mature trees surrounds the charming, four bedroom, three and one-half bath home. A spacious living room, formal dining room, and updated kitchen complete the floor plan. In the garden, an expansive deck, a sunny patios and a swimming pool make outdoor entertaining a pleasure. A large tool shed adjoins the attached two-car garage for added storage space. Award-winning Las Lomas schools. A wonderful opportunity!

Summary of Features

- A sliding glass door opens from the entry courtyard into the aggregate-floored **atrium**
- The spacious **living room** has a wood burning fireplace framed by built-in bookshelves
- The formal **dining room** features a beamed cathedral ceiling and kitchen pass-through
- In the updated **kitchen**, banks of white cabinets are topped by beige Corian counters
- **Four bedrooms and three and one-half baths** include:
 - A secluded **master-suite** with a dressing room and a private, **full bath**
 - **Three additional bedrooms** sharing **two full baths**
 - A **powder room** located off the atrium
- The separate **laundry room** has hook-ups for a full-sized washer and dryer
- A large tool **storage shed** adjoins the **two-car garage**
- The **paved driveway** opens to a generous guest parking area
- The **fully-fenced rear garden** is screened by a variety of evergreen perimeter trees
- The expansive sunny **deck** overlooks a level lawn on the south side of the house
- Skirted by colorful beds, terraced levels lead up to the **swimming pool**
- The **landscaped grounds** are enhanced by a profusion of flowering shrubs
- Award-winning **Las Lomas schools**
- **2730 square feet of living space**, plus a 510 square foot attached garage

- Approximately 1.18 acre flag lot in west Atherton

Approach

- The paved drive winds up to a generous guest parking area
- A paneled gate opens into the aggregate entry courtyard
- Beds are planted with Japanese maples and bird-of-paradise

Interior

Atrium

- A sliding glass door opens from the entry courtyard to the **atrium**
- Straight ahead, floor-to-ceiling windows frame a view of the patio and garden
- A hall leading to the public rooms of the house is located to the left of the door
- To the right, steps ascend to the bedroom wing
- A graceful ficus tree brings the garden indoors
- Paneled walls, beamed ceiling and aggregate floor

Living Room

- The wood burning fireplace with a travertine hearth and surround is the focal point of the spacious **living room**
- The fireplace is framed by a wall of floor-to-ceiling built-in bookshelves
- Sliding glass doors on either side of the room open to the entry courtyard and to an expansive sunny deck
- Perimeter spotlights are recessed into the ceiling
- Hardwood parquet floor

Dining Room

- A beamed cathedral ceiling enlarges the formal **dining room**
- A wood burning fireplace with a burnished copper hood occupies one corner of the room
- In another corner, a pass-through is open to the kitchen
- A wide window at the far end of the room overlooks the garden
- Sliding glass doors on either side of the room open to the patio and to an expansive sunny deck
- Can spotlights are mounted onto the ceiling beams

- Paneled walls and hardwood parquet floor

Kitchen

- The updated **kitchen** is lined with banks of white cabinets
- Counters and backsplash are of beige Corian
- The stainless steel sink overlooks the sunny deck
- Appliances include a General Electric, four burner cook top, two built-in Maytag electric ovens, a dishwasher, and an Amana refrigerator/freezer with a cold water/ice dispenser
- In one corner, a pass-through is open to the dining room
- Overhead lights and white vinyl floor

Powder Room

- The **powder room** is located off the atrium
- The molded sink is set beneath a mirrored wall
- A make-up table is built-in on the opposite wall
- Theater lights are mounted above the two mirrors
- Black vinyl floor

Bedroom Wing Hallway

- Hardwood steps lead from the atrium to the **bedroom wing hallway**
- A roomy walk-in storage closet is located at the top of the stairs
- To the right, a carpeted hallway leads to three bedrooms and two baths
- To the left, a door opens to the master suite
- Overhead light and random-plank, oak hardwood floor

Bedroom #1

- This large **bedroom** can accommodate twin beds or a king size bed
- Windows frame a view of the entry courtyard
- A small bureau is built-in
- The double closet offers abundant hanging and shelf space
- Overhead light and oak hardwood floor

Bedroom #2

- This **bedroom** is currently in use as a home office
- Windows frame a view of the entry courtyard and guest parking area
- A small bureau, bookshelves and a pull-down desk are built-in

- The double closet offers abundant hanging and shelf space
- Overhead light and oak hardwood floor

Bedroom #3

- This **bedroom** can accommodate twin beds or a king size bed
- Windows frame a view of the rear garden and guest parking area
- The double closet offers abundant hanging and shelf space
- Overhead light and oak hardwood floor

Baths

- **Two full baths** are located side-by-side off the hallway and are shared by bedrooms #1, #2 and #3
- In both, white cabinets and drawers are topped by Corian counters
- Sinks are set beneath a mirrored wall
- Theater lights are mounted above the two mirrors
- One bath has a stall shower and the other has a tub
- Translucent windows admit natural light
- Overhead light and tile floor

Laundry Room and Half Bath

- The **laundry room** is convenient to the bedrooms
- There is ample space for a full-sized washer and dryer
- Cupboards are built-in above the washer and dryer
- A Dutch door opens directly to the rear garden and pool area
- Overhead light and cork floor

Master Suite

- The secluded **master bedroom** overlooks the garden through windows on two sides
- Concealed by louvered, folding doors, two double closets offers abundant hanging and shelf space
- Wall-to-wall carpet
- Door opens from the dual dressing rooms to the private **master bath**
- Twin sinks are set into a Corian counter beneath a mirrored wall
- The porcelain corner tub-shower is lined in matching Corian
- Translucent windows on either side of the mirror admit natural light

- Spotlights are recessed into the ceiling above the sinks
- Overhead light and tile floor

Exterior

Garden, Patio and Pool

- The landscaped grounds are enhanced by a profusion of flowering shrubs
- On the south side of the house, a mature hedge borders the lush level lawn
- An expansive, sunny deck runs the length of the house and is accessible from the living and dining rooms
- The fully-fenced rear **garden** is screened by a variety of mature perimeter trees
- An aggregate **patio** opens off the atrium
- Skirted by colorful beds, a series of terraced levels lead up to the **swimming pool**
- A separate structure houses pool equipment and can be used as a dressing room or to store lawn furniture

Additional Features

- Automatic sprinklers front and rear
- Exterior lighting
- Attached two car garage with adjoining tool storage shed
- 1.18 acre flag lot in west Atherton per RealQuest
- 2730 square feet of living space plus a 510 square foot garage per RealQuest
- Award-winning Las Lomas schools

Disclosure Package Available Upon Request

Listed by Hugh Cornish. 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.