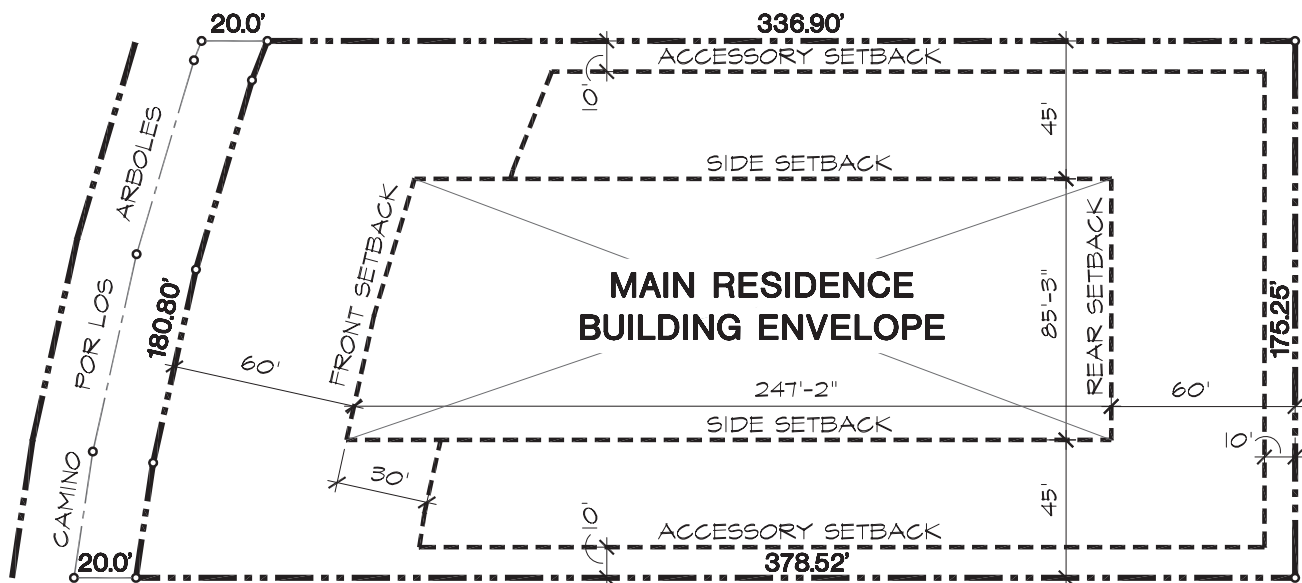
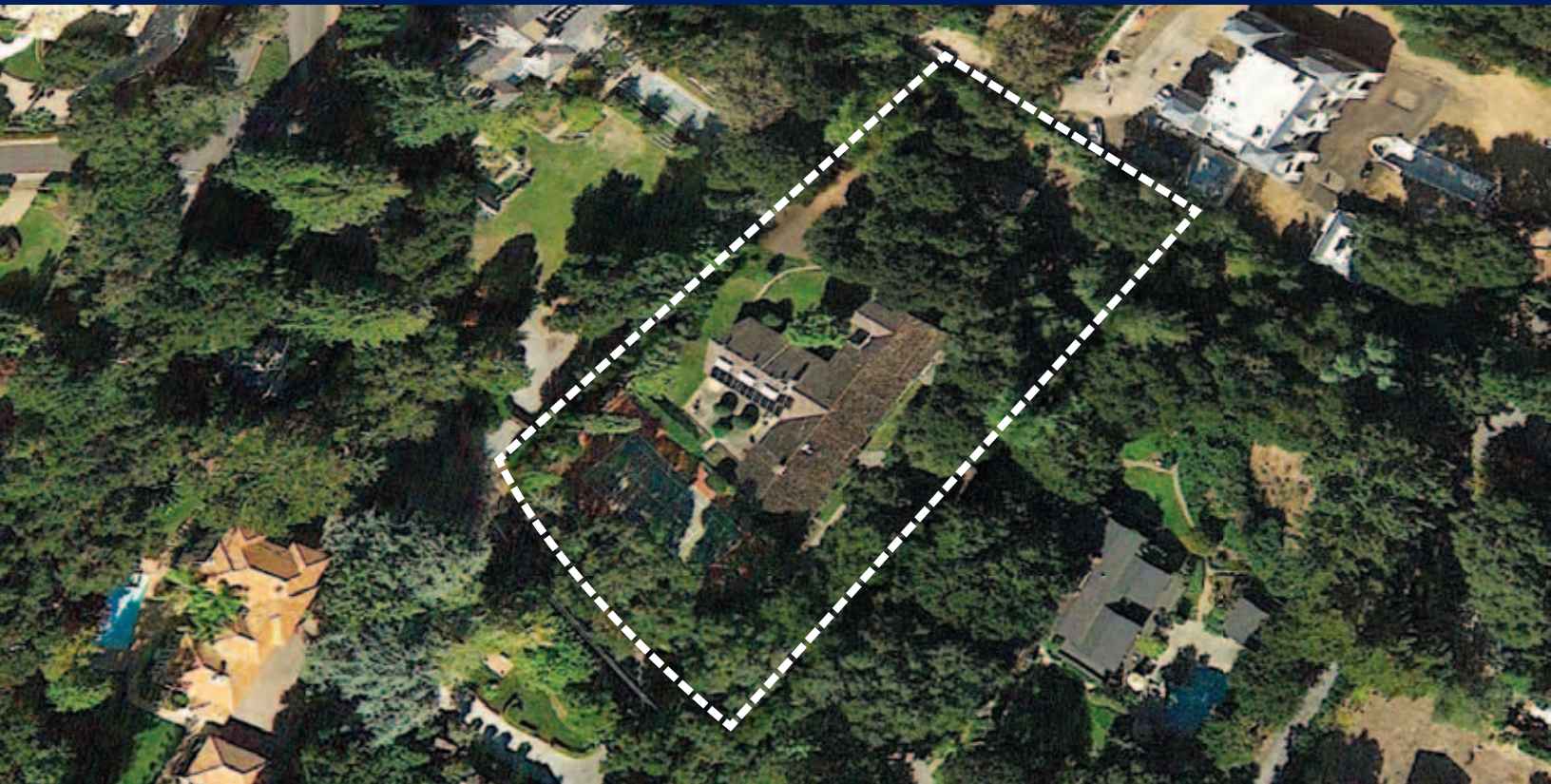


# TREMENDOUS OPPORTUNITY



**T**ake advantage of this tremendous opportunity to build the home of your dreams on approximately 1.45 acres in the heart of west Atherton close to the Menlo Circus Club. The property includes the existing 1956 custom, ranch-style house which has an indoor pool, tennis court, and guest cottage. These features are surrounded by a flat, rectangular lot dotted with magnificent heritage oaks and screened by mature perimeter trees. Award-winning Menlo Park School District.

- Approximately 1.45 acres; flat, rectangular parcel in the heart of west Atherton
- Existing custom, ranch-style house with indoor pool
- Tennis court and guest cottage
- Award-winning Menlo Park School District

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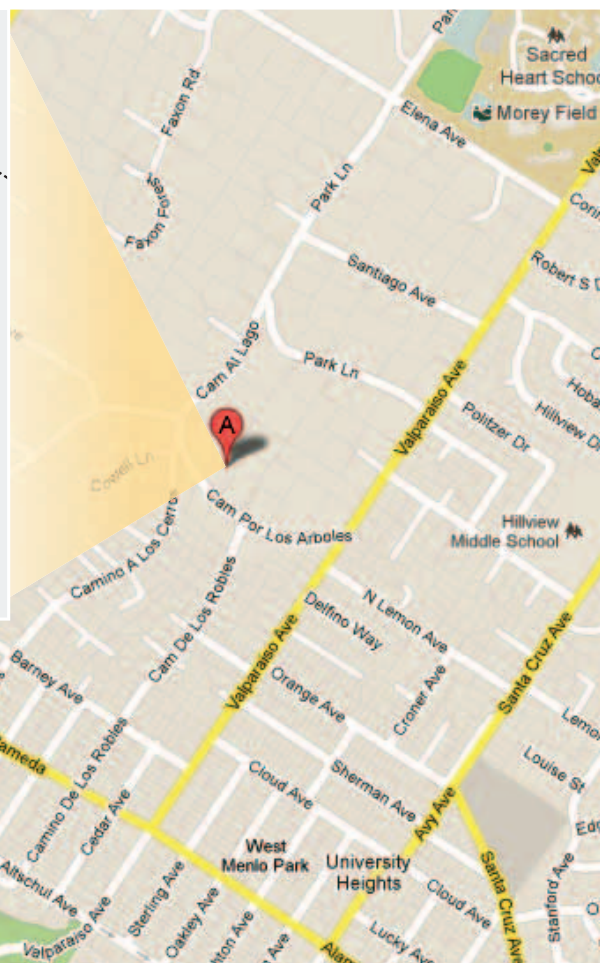
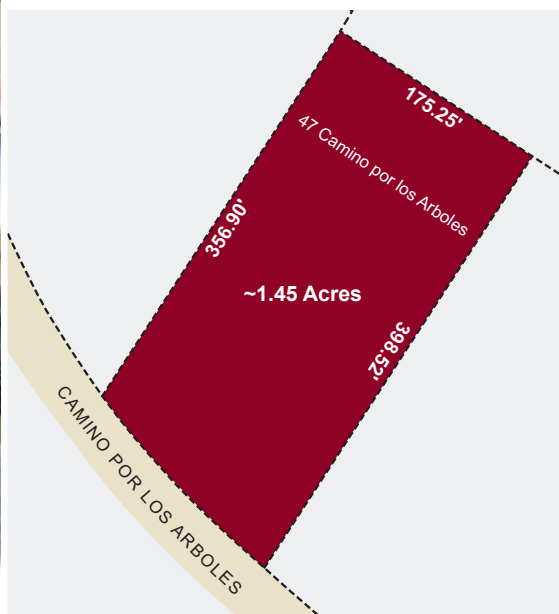


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