

# FOUR ACRES IN PRIME WESTRIDGE

Welcome to this spacious, custom ranch-style home, surrounded by 4.05 gently sloping acres in desirable Westridge. The easy floor plan includes an expansive living room, formal dining room, and a kitchen with an adjoining breakfast area. There are three bedrooms, and three full baths on the main level, including a sunny master suite. An enormous family room, a bedroom, and a full bath are located on the lower level, as are several basement storage rooms. Decks and patios extend along the western façade of the house and overlook the swimming pool. Two large pastures and a four-stall barn with a tack room and a feed room occupy one corner of the property while a variety of mature perimeter trees ensures complete privacy. Attached two-car carport. Excellent Portola Valley schools.



## 120 CERVANTES ROAD, PORTOLA VALLEY

- Approximately 4.05 acres in prime Westridge
- Two-story house with four bedrooms and four full baths
- Living room, dining room, family room, and eat-in kitchen
- Approximately 4,230 square feet of living space
- Swimming pool and four-stall barn
- Excellent Portola Valley schools

OFFERED AT \$4,400,000

VIRTUAL TOUR AT [WWW.120CERVANTES.COM](http://WWW.120CERVANTES.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**



# 120 Cervantes Road, Portola Valley

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## Summary of Features

- The brick porch and **double front doors** are sheltered by deep eaves
- Floor-to-ceiling windows brighten the **entry hall**
- The expansive **living room** is warmed by a wood-burning fireplace
- Sliding glass doors open from the formal **dining room** to a covered deck
- The **kitchen** has been updated with stainless steel appliances
- A **staircase** descends from the adjoining **breakfast area** to the lower level
- The **laundry room** has a soaking sink, a pull-down ironing board, and great storage
- A wide **hallway** lined in storage closets leads from the entry hall to the bedrooms
- **Four bedrooms** and **four full baths include**
  - A **bedroom** with an en suite **full bath** that doubles as a guest **powder room**
  - A second **bedroom** with a built-in bureau and an en suite **full bath**
  - A sunny **master suite** with a wood burning fireplace, dressing room and bath
  - A **lower level bedroom** with a private entrance and nearby **full bath**
- An enormous **family room** with a wet bar is also located on the lower level
- Two **basement rooms** provide generous space for storage
- Underneath the covered deck, there are two additional rooms, one a **workshop**
- **Decks and patios** extend along the western façade of the house
- The **swimming pool** is set into a cement patio off the lower level family room
- The paved, circular drive leads to the **two-car carport** and large guest parking area
- Pastures and a four-stall **barn** with tack and feed rooms occupy one corner of the lot
- A variety of mature perimeter trees, including many **oaks**, ensures complete privacy
- Approximately **4230 square feet of living space** on **4.05 gently sloping acres**
- Filtered **views of the Coast Range**
- Excellent **Portola Valley Schools**

## *Interior – Main Level*

### **Entry Hall**

- Deep eaves shelter the brick porch
- Oversized double-doors open to the spacious **entry hall**
- Straight ahead, floor-to-ceiling windows fill the space with light
- Sliding glass doors open to the aggregate patio
- A leafy planting bed brings the garden inside
- To the left, a wide doorway reveals the living room
- To the right the hallway leads to two bedrooms and the master suite
- Recessed spotlights

### **Living Room**

- The expansive **living room** is lined in vertical-grained Douglas fir
- The wood burning fireplace has a black marble hearth and surround
- Opposite, the floor-to-ceiling bookshelves are built-in against one wall and are wired for stereo speakers
- Corner windows to the ceiling frame a wonderful view of the garden
- Sliding glass doors open to the aggregate patio
- A second set of sliding glass doors opens to the deck overlooking the pool
- A wet bar is tucked away behind two flush doors, and can also be accessed from the covered deck
- Set high in one wall, a vent for a “swamp cooler” circulates air on warm days
- Recessed lights and wall-to-wall, off-white carpet

### **Dining Room**

- The formal **dining room** is situated beyond the living room
- Walls, and ceiling are lined in vertical-grain Douglas fir
- Sliding glass doors open to a covered deck, perfect for open air dining
- A buffet cupboard, which passes through to the kitchen, and a storage closet are concealed behind flush doors
- A swinging door allows access to the kitchen
- Set high in one wall, a vent for a “swamp cooler” circulates air on warm days
- Recessed lights and wall-to-wall, off-white carpet



## Kitchen

- The updated **kitchen** enjoys a view of the front garden through a series of windows
- Banks of cabinets are topped by counters of gray Corian
- There is also a special marble counter for rolling out pastry
- The single Corian sink has a gooseneck pull-out faucet
- The Kenmore side-by-side refrigerator/freezer stands opposite the sink
- Stainless steel appliances include a six-burner electric cooktop, two built-in Thermador electric ovens (see note), a warming drawer and a Bosch dishwasher
- The adjoining **breakfast area** nearly doubles the size of the kitchen
- A door opens to the entry hall
- A **staircase** descends from the breakfast area to the lower level
- Overhead light fixtures and linoleum floor

## Laundry Room

- The **laundry room** is conveniently located between the kitchen and the carport
- There are hook-ups for a full-sized washer and dryer
- A sink for soaking is set into the gray Corian counter
- Cabinets above and below provide generous storage
- Broom and storage closets line one wall
- A pull-down ironing board is built-in
- Overhead light fixture and linoleum floor

## Hallway

- A wide hallway leads from the entry hall to the bedrooms
- Sliding glass doors open to the aggregate patio
- A guest coat closet provides extra storage
- Concealed behind a flush door, another large closet is next to the indoor planting bed
- Further down the hall, a capacious double linen closet is also concealed behind flush, vertical-grain Douglas fir doors
- Overhead light fixtures and linoleum floor

## First Bedroom

- The first **bedroom** is located on the right side of the hallway

- A series of windows overlooks the front drive and garden
- A desk and cupboards are built-in beneath the windows
- The walk-in closet houses a built-in bureau and storage shelves
- Recessed spotlights and new wall-to-wall carpet
- A pocket door separates the bedroom from a small anteroom with a mirrored make-up table
- The en suite **bath** doubles as a guest powder room
- The full bath has a tile shower-over tub and a sink set into a Formica counter beneath a wall of mirror

## Second Bedroom

- The second **bedroom** is also located on the right side of the hallway
- A series of windows overlooks the front drive and garden
- A desk and cupboards are built-in beneath the windows
- A bureau is built-in next to the double closet
- Stereo speakers are wired into the ceiling
- Overhead light fixture and new wall-to-wall carpet
- The en suite full **bath** has a tile stall shower and a standing sink beneath a wall of mirror
- A medicine cabinet is concealed behind the mirror
- A storage cupboard is built-in next to the shower

## Master Suite

- The **master suite** is located at the end of the hall
- Windows on either side of the **master bedroom** flood the room with light
- The wood burning fireplace has a black marble hearth and surround
- A media cupboard built into a corner to the right of the fireplace
- Two double closets provide generous storage
- Sliding glass doors open to a walkway and the lawn beyond
- The ceiling is lined in vertical-grain Douglas fir
- Recessed spotlights and new wall-to-wall carpet
- Bookshelves form a partition between the bedroom and **dressing room**
- This space is lined with two double closets, one with mirrored sliding doors, and four rows of sizable built-in drawers
- A well-lighted, mirrored make-up table completes the amenities
- A series of windows frames a leafy view

- To the left, a door opens to the **master bath**
- The en suite full bath has a tile stall shower as well as a tub
- The single sink is set into a Formica counter beneath a wall of mirror
- Medicine cabinets are concealed behind the mirror

### *Interior – Lower Level*

#### **Family Room**

- A staircase descends from the breakfast area to the lower level
- The enormous **family room** has its own entrance via sliding glass doors leading to the lower patio and pool
- The wood burning fireplace has a beige travertine hearth and surround
- Two wardrobe-style closets are constructed of lustrous teak, matching the paneling which frames the fireplace
- A wet bar is tucked away behind a door in the corner
- Next to the staircase, a door opens to two basement storage rooms
- Recessed spotlights and wall-to-wall carpet

#### **Fourth Bedroom and Bath**

- The **fourth bedroom** is located beyond the family room
- The bedroom has its own entrance via a door to the patio
- A window bracketed by built-in shelves overlooks the lower patio and pool
- The double closet provides generous storage space
- Recessed lights and new wall-to-wall carpet
- The nearby full **bath** has a tile shower-over-tub and a single sink set into a counter beneath a wall of mirror
- Storage cupboards are built in beneath the counter

### *Exterior*

- The paved, circular drive leads to the **two-car carport** and large guest parking area
- The carport is accessed from the house via a covered breezeway
- A covered deck is perfect for open-air dining
- Underneath the carport, there are two storage rooms, one a **workshop**
- Decks and patios extend along the western façade of the house

- The **swimming pool** is set into a cement patio off the lower level family room
- A separate, paved service drive allows vehicle access to the pool area
- Two large, enclosed pastures and a four-stall **barn** with a tack room and a feed room occupy one corner of the property
- Two dog runs are fully-enclosed with Cyclone fence
- A variety of mature perimeter trees, including many **oaks**, ensures complete privacy
- Approximately on **4.05 gently sloping acres**
- Filtered **views of the Coast Range**

### ***Additional Features***

- Approximately **4230 square feet of living space**
- Radiant heating
- Air conditioning in master bedroom
- “Swamp cooler” installed on the roof circulates air in the living and dining rooms
- Two phone lines
- Cable and internet ready
- Security alarm system
- Fire alarm system
- Secure, keypad entry closet in dining room
- Septic system
- Automatic sprinkler system
- Excellent **Portola Valley Schools**

**Note: Per the seller, the two Thermador ovens in the kitchen are not functioning.**

**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.*