

EXCEPTIONAL CHATEAU IN WEST ATHERTON

Welcome to this exceptional, three bedroom, three full- and two half- bath, chateau-style home in west Atherton. The first story incorporates a living room, a formal dining room, and a cozy study. The chef's kitchen, with brand-new, state-of-the-art appliances, is expanded by a breakfast area and opens to the sunny family room. On the second story, there are three bedrooms, each with generous closets and en-suite full baths. Most rooms on the first story open to brick patios and walkways, which connect the house to the recently landscaped garden. The semi-circular drive has a pair of powered security gates and the attached two-car garage is fully finished.



80 AMADOR AVENUE, ATHERTON

- Three bedrooms, three full baths, two half-baths
- Living room, formal dining room, separate family room
- Chef's kitchen with new state-of-the-art appliances
- Study with built-in bookshelves, plus convenient bonus room
- Two-car garage and recently landscaped garden with brick patios

OFFERED AT \$3,495,000

VIRTUAL TOUR AT WWW.80AMADOR.COM

HUGH CORNISH

WWW.HUGHCORNISH.COM

650.566.5353

hcornish@cbtnorcal.com

DRE# 00912143

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



80 Amador Avenue, Atherton

Welcome to this exceptional, three bedroom, three full- and two half- bath, chateau-style home on a tree-lined avenue in west Atherton. Built in 1995, utilizing the highest-quality materials, this lovely home offers remarkable privacy and comfort. The first story incorporates a spacious living room, an adjoining formal dining room, and a cozy study. The chef's kitchen, with brand-new, state-of-the-art appliances, is expanded by a breakfast area and opens to the sunny family room. On the second story, there are three bedrooms, each with fitted closets and en-suite full baths. The master suite features a custom-fitted walk-in closet and a private sun deck overlooking the garden. The master bath has just been renovated with vessel sinks set on a slab marble counter and a Jason whirlpool tub. Most rooms on the first story open to brick patios and walkways, which connect the house to the recently landscaped garden. The front and rear gardens encompass variety of textures, including stones and redwood bark, a profusion of flowering shrubs and lush lawns. The semi-circular drive has a pair of powered security gates and the attached two car garage is fully-finished.

Summary of Features

- A paneled door with clear glass sidelights opens from the brick **front porch**
- The elegant, two-story **foyer** features a marble floor and two closets
- A wood burning fireplace is the focal point of the spacious **living room**
- In the adjoining **dining room**, a chandelier is suspended from the coffered ceiling
- Polished, wood bookshelves and a desk are built-in against one wall of the **study**
- The chef's **kitchen** offers new, top-of-the-line appliances and black granite counters
- True divided-light windows and a glass door link the **breakfast area** to the patio
- Paneled cabinetry conceals a media center in the enormous, sunny **family room**
- **Two half baths** are located on the first story, off the study and off the family room
- A **staircase** with oak treads and risers ascends from the foyer to the second story
- Halfway up, a landing leads to the **laundry room** and a snug attic **bonus room**
- At the top of the stairs, a barrel-vaulted **hallway** links the second story bedrooms
- The **master suite** has a newly remodeled bath and a custom-fitted walk-in closet
- Each of **two additional bedrooms** has an **en-suite full bath** and large closet
- Save for the family room, the first story is enhanced by gleaming **hardwood floors**
- **Paneled, solid core doors** throughout the home have brushed nickel hardware
- French doors or dual-paned, **true divided light windows** brighten every room
- The semi-circular drive, front walk, and **patios** are composed of attractive red brick
- A newly-installed lawn carpets the rear garden, which is **completely fenced**
- A profusion of flowering shrubs, tree-ferns and **perimeter trees** surround the house
- The attached, **two car garage** is fully finished and has automatically operated doors
- Flanked by brick pillars, the pair of **security gates** is automatically operated
- Approximately **3120 square feet of living space plus a 460 square foot garage**
- Beautifully landscaped, approximately **17,550 square foot lot** (.40 of an acre)

First Story

Foyer

- A paneled door with clear glass sidelights opens from the brick front porch to the elegant **foyer**
- Above the door, a handsome, wood-framed window highlights the soaring, double-height ceiling
- To the left of the door, bracketed by twin closets, the small built-in shelf has a slab marble top
- Crown moldings, baseboards and pale marble floor

Living Room

- A wood burning fireplace with a cream marble hearth and surround is the focal point of the spacious **living room**
- The fireplace is equipped with a gas starter
- Four pairs of French doors open to leafy brick patios on either side of the house
- Perimeter spotlights are recessed into the coffered ceiling
- Crown moldings, baseboards and gleaming oak hardwood floor

Dining Room

- The formal **dining room** adjoins the living room
- A graceful oiled-bronze chandelier is suspended from the coffered ceiling
- The true divided-light bay window frames a view of the side garden
- A swing door allows access to the kitchen
- Perimeter spotlights are recessed into the ceiling
- Crown moldings, baseboards and gleaming oak hardwood floor

Study and Half Bath

- Just off the foyer, double paneled doors open to the cozy **study**
- Polished, wood bookshelves and a desk are built-in against one wall
- The desk is wired for television
- The true divided-light bay window frames a view of the side garden
- Crown moldings, baseboards and gleaming oak hardwood floor
- A **half bath** is located off the study
- The built-in corner cabinet has a glass front

- The graceful pedestal sink matches the commode
- A spotlight is recessed into the ceiling
- Crown moldings, baseboards and gleaming oak hardwood floor

Kitchen and Breakfast Area

- In the beautifully-appointed chef's **kitchen**, counters are topped with black slab granite with a black granite backsplash
- Banks of paneled white cabinetry accented by brushed nickel hardware line the walls
- Beneath a bay window overlooking the side patio, the double, stainless steel sink has a Grohe goose-necked, pull-out faucet
- Mounted on the center island, the brand-new, five-burner Thermador gas cook top has a push-button retractable venting system
- Other new, top-of-the-line, stainless steel appliances include a side-by-side Thermador refrigerator/freezer with a water dispenser, built-in Thermador oven, microwave oven, and warming drawer, as well as a Thermador dishwasher
- Spotlights are recessed into the ceiling
- Crown moldings, baseboards and gleaming oak hardwood floor
- The **breakfast area** adjoins the kitchen
- A true divided-light glass door with a matching window opens to the patio and garden
- An ironwork chandelier is suspended from the ceiling
- Crown moldings, baseboards and gleaming oak hardwood floor

Family Room and Half Bath

- A wide doorway opens to the sunny **family room**
- The wood burning fireplace has an elevated black marble hearth
- The fireplace is equipped with a gas starter
- A wall of built-in, paneled cabinetry conceals the media components and frame a niche wired for television
- The room is also wired for surround sound speakers
- French doors open to the rear garden
- True divided-light windows admit natural light
- Spotlights are recessed into the ceiling
- Crown moldings, baseboards and textured wall-to-wall carpet
- A **half bath** is located off the family room

- The pedestal sink matches the commode
- A spotlight is recessed into the ceiling
- Crown moldings, baseboards and white ceramic tile floor

Second Story

Staircase, Laundry Room, Bonus Room and Hallway

- A **staircase** with wooden treads, spindle banisters, and a curving rail ascends from the foyer to the second story
- A light fixture is suspended from the ceiling
- Halfway up, a landing leads to the **laundry room**
- There are hook-ups for a full-sized washer and dryer
- The tile counter and ceramic tile floor
- The snug attic **bonus room** is tucked into the eaves
- Two skylights admit natural light
- Wall-to-wall carpet
- At the top of the stairs, a **hallway** links the second story bedrooms
- A linen closet provides generous shelf storage
- Three true divided-light windows frame a treetop view
- Spotlights are recessed into the barrel-vaulted ceiling
- Crown moldings, baseboards and textured wall-to-wall carpet

Master Suite

- At the end of the hall, a paneled door opens to the serene **master suite**
- In the **bedroom**, the wood burning fireplace has a cream marble hearth and surround
- The fireplace is equipped with a gas starter
- French doors open to a private **sun deck** overlooking the rear garden
- Four oiled-bronze sconces are mounted on the walls
- Spotlights are recessed into the tray ceiling
- Baseboards and textured wall-to-wall carpet
- Closed off by double paneled doors, the roomy **walk-in closet** is fitted with drawers, bins, shoe racks and hanging storage
- Recessed spotlights and off-white wall-to-wall carpet
- Two doors open to the newly remodeled master **bath**
- In the bath, twin vessel sinks accented by brushed nickel hardware, are onto a slab marble counter beneath a wall of mirror

- Indirect lighting bathes the wall above the mirror
- A knee-hole make-up station occupies the counter between the sinks
- Opposite, the oversized shower is lined in creamy marble with a clear glass enclosure
- The Jason whirlpool tub is encased in a matching marble deck
- The built-in corner cabinet provides extra storage
- The low-flow, water-efficient toilet is enclosed in a separate room
- Low-energy spotlights are recessed into the tray ceiling
- Baseboards and pale marble floor

Bedroom Suite #1

- The **bedroom #1** lies at the top of the staircase
- The walk-in closet is fitted with drawers, shoe racks and hanging storage
- A true divided light window frames a treetop view
- An overhead light is mounted on the tray ceiling
- Baseboards and wall-to-wall carpet
- The en-suite **full bath** has a porcelain sink set into a white tile counter
- The shower-over-tub is lined in matching white tile trimmed in gray
- A window admits natural light
- A spotlight is recessed into the ceiling
- White ceramic tile floor

Bedroom Suite #2

- The **bedroom #2** lies next to bedroom #1
- The walk-in closet provides hanging and shelf storage
- A true divided light window frames a treetop view
- An overhead light is mounted on the tray ceiling
- Baseboards and wall-to-wall carpet
- The en-suite **full bath** has a porcelain sink set into a white tile counter
- The shower-over-tub is lined in matching white tile trimmed in beige
- A window admits natural light
- A spotlight is recessed into the ceiling
- White ceramic tile floor

Exterior

Front Garden and Drive

- A high wall trimmed in screens the **front garden** from the street
- Flanked by brick pillars, the pair of security gates is automatically operated
- Heritage trees border a lush lawn
- The semicircular **drive** is composed of attractive red brick
- A generous guest parking area in front of the garage is paved in asphalt
- A curving brick path leads from the drive to the brick front porch
- Camellias, azaleas and tree ferns are among the plants which fill the shaded beds

Side Patios and Rear Garden

- The beautifully landscaped grounds are completely fenced
- Brick **patios** on either side of the house are accessed by French doors opening from the living room, kitchen and family room
- Evergreen trees and hedges shelter these leafy retreats
- A broad, emerald lawn carpets the **rear garden**
- The newly-installed lawn's perimeter is planted with a profusion of flowering shrubs
- Mature trees offer shade and privacy

Additional Features

- Two heating zones
- Red brick patios, pathways and drive
- Low voltage exterior lighting
- Automatic sprinkler and drip irrigation
- Approximately 3120 square feet of living space (per County Assessor)
- Attic bonus room with floor space of 13 x 18 finished without permit
- Approximately 17,550 square foot lot

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 rebuild 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.