

STUNNING MEDITERRANEAN ESTATE

Located at the end of a quiet cul-de-sac, this stunning, two story Mediterranean home features 6 bedrooms, 6 and one half bathrooms, and a one-bedroom guest house with full bath, kitchen, living room and fireplace. The main house incorporates hardwood floors, Palladian windows and lofty ceilings to create an atmosphere of unparalleled elegance and comfort. Beautifully landscaped, award-winning gardens surround an expansive lawn that slopes gently up to the swimming pool, spa and pavilion. Features a detached 3-car garage and excellent Las Lomitas schools. This property represents the best value in Atherton!



90 BROADACRES ROAD, ATHERTON

- 6 bedrooms and 6.5 baths
- Elegantly furnished living room, formal dining room, paneled library
- Family room, breakfast room, chef's kitchen and pantry
- 1-bedroom guest house with kitchen and full bath
- Approximately 7,400 square feet of total living space
- Newly landscaped garden, patios, pool, spa and pavilion
- Convenient to Las Lomitas schools

NEW PRICE \$5,850,000

VIRTUAL TOUR AT WWW.90BROADACRES.COM

HUGH CORNISH

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90 Broadacres Road Atherton

Located at the end of a quiet cul-de-sac, this stunning, two story Mediterranean home features 6 bedrooms, 6 and one half bathrooms, and a one-bedroom guesthouse with full bath, kitchen, living room and fireplace. The main house incorporates hardwood floors, Palladian windows and lofty ceilings to create an atmosphere of unparalleled elegance and comfort. Beautifully landscaped, award-winning gardens surround an expansive lawn that slopes gently up to the swimming pool, spa and pavilion. Features a detached 3-car garage and excellent Las Lomas schools. This property represents the best value in Atherton!

Summary of Features

- A bubbling **fountain** is the centerpiece of the luxuriant front lawn and garden
- Embellished glass doors open from the front terrace into the double-height **foyer**
- In the elegant **living room** Palladian windows frame a view of the front garden
- A metal-work and crystal chandelier ornaments the formal **dining room**
- The handsome, paneled **library** is lined with floor-to-ceiling mahogany bookshelves
- The **butler's pantry** has a polished nickel sink set into a black granite counter
- The spectacular **kitchen** has a large center island and top-of-the-line appliances
- A pair of breakfast bars separates the **breakfast room** from the kitchen
- French doors open from the spacious **family room** to the rear patio and garden
- The guest **powder room** is located between the entry hall and the back hall
- The downstairs **guest suite** has an en-suite full bath and a fitted, triple closet
- The **laundry room** has hook-ups for full-sized washer and dryer, plus a soaking sink
- The **front staircase** has a metal-work banister topped by a shining brass rail
- **Five second-story bedrooms** include:
 - A **master suite** with a sitting room, two fireplaces, two walk-in closets and a bath
 - **Two bedrooms**, each with a fitted, walk-in closet, and en-suite bath
 - **Two additional bedrooms** with fitted, triple closets and en suite full baths
- A colonnaded **breezeway** connects the main house to the garage and guest house
- The fully-finished, detached **three-car garage** has three automatic doors
- The one bedroom **guest house** includes a great room with a kitchen, and a full bath
- Steps ascend from the **rear patio** to a lawn which slopes gently up to the pool deck
- Framed by the **pavilion**, a waterfall spills from the tiled **spa** into the **swimming pool**
- The paverstone drive is pillared and has an automatically operated **security gate**
- A variety of mature **perimeter trees** ensure peace and privacy
- **Award-winning Las Lomas School District**
- **Approximately 7400 square feet of living space on 1.01 acres**

Approach

- An automatic security gate opens to the paverstone drive
- The incised cement walk leads from a scroll-work pedestrian gate up to the entry porch
- A bubbling fountain is the centerpiece of the sweeping lawn
- Perennial beds are landscaped with a profusion of colorful shrubs
- The entry porch is ornamented by twin columns supporting a classic pediment and a graceful balustrade

Main House First Story

Foyer

- A pair of arched, glass doors overlaid with elaborate metal scroll-work opens to the imposing **foyer**
- Opposite, a wide doorway opens to the rotunda, which leads to the staircase, library and family room
- Two more doorways lead to the dining room and living room on either side
- A large gilt chandelier is suspended from the double-height ceiling and can be automatically raised or lowered
- Lighted, cockleshell display niches form the four corners of the room
- Baseboards, crown moldings, and subtle, faux-painted walls
- Creamy limestone floor inlaid with a striking red and brown marble design

Living Room

- The splendidly proportioned **living room** evokes a European elegance
- The exquisite cast stone, wood-burning fireplace is equipped with a gas starter
- Sparkling Palladian windows frame views of the front garden
- Windows are screened by Plantation shutters
- French doors open to the terrace
- A second pair of French doors leads to the library
- Spot lighting is recessed into the lofty ceiling
- Baseboards, crown moldings, and subtle, faux-painted walls

- Oak hardwood floor with contrasting border stripe

Dining Room

- The **dining room** is located directly across the foyer from the living room
- The cast stone, wood-burning fireplace is equipped with a gas starter
- A graceful, metal-work and crystal chandelier is suspended from the ceiling
- Sparkling Palladian windows frame views of the front garden
- Windows are screened by Plantation shutters
- French doors on either side of the fireplace open to the terrace
- A swinging door opens to the butler's pantry
- Spot lighting is recessed into the lofty ceiling
- Baseboards, crown moldings and subtle, faux-painted walls
- Oak hardwood floor with contrasting border stripe

Library

- The handsome library is located off the rotunda
- Library paneling and bookshelves are all of sumptuous mahogany
- Floor-to-ceiling bookshelves with beveled glass fronts are built-in
- French doors open to a small patio overlooking the side garden
- A second pair of French doors leads to the living room
- Spot lighting is recessed into the box-beamed ceiling
- Baseboards and crown moldings
- Plush wall-to-wall carpet

Butler's Pantry

- The **butler's pantry** adjoins the dining room
- The polished nickel sink is set into a black slab granite counter
- Cupboards above have beveled glass fronts
- The SubZero under-counter refrigerator is paneled to match the cherry wood cabinetry
- Other appliances include a Kitchenaid dishwasher and a Thermador warming drawer
- Wine racks are built-into the wall behind the door
- Spotlights are recessed into the ceiling
- Baseboards, crown moldings, and pale, oak hardwood floor

Kitchen and Wet Bar

- The spectacular **kitchen** lies beyond the butler's pantry
- Cherry wood drawers and cabinets are topped with red slab granite counters
- A long center island provides additional prep space
- The double stainless steel sinks enjoy a view of the rear garden through true divided-light windows
- The stainless steel, six-burner Viking gas range has two ovens and a grill feature, plus a matching Viking hood
- The full sized SubZero refrigerator and freezer are paneled to match the cabinetry
- Other top-of-the-line appliances include two Kitchenaid dishwashers, a Kitchenaid compactor, and a built-in General Electric microwave
- The **wet bar** occupies a corner of the kitchen
- The polished nickel sink is set into a red slab granite counter
- Wine racks are built in above
- The SubZero under-counter refrigerator is paneled to match the cherry wood cabinetry
- Spot lighting is recessed into the lofty ceiling
- Baseboards, crown moldings, and pale, oak hardwood floor

Breakfast Room

- A pair of breakfast bars separates the **breakfast room** from the kitchen
- True divided-light windows frame a view of the rear garden
- French doors open to the patio and to the rotunda
- A graceful gilt-bronze chandelier is suspended from ceiling
- Spotlighting is recessed into the lofty ceiling
- Baseboards, crown moldings, and pale, oak hardwood floor with contrasting border stripe

Family Room

- The **family room** extends the breakfast room
- The cast stone, wood-burning fireplace is equipped with a gas starter
- True divided-light windows frame a view of the rear garden
- French doors open to the patio
- Spotlighting is recessed into the lofty ceiling

- Baseboards, crown moldings, and pale, oak hardwood floor with contrasting border stripe

Guest Powder Room

- The guest **powder room** is located through an arched doorway just off the rotunda
- A floor-to-ceiling wall of mirror is mounted behind the porcelain pedestal sink and commode
- An up-light diffuses indirect lighting
- Baseboards, crown moldings, and subtle, faux-painted walls
- Creamy limestone floor

Downstairs Guest Bedroom Suite

- The **downstairs guest bedroom** is tucked away off the back hall
- A French door opens to the colonnade, creating a private entrance
- The triple closet is custom-fitted with drawers, shelves and hanging racks
- Spot lighting is recessed into the ceiling
- Baseboards, crown moldings and sustainable bamboo floor
- The en suite **full bath** has a shower-over-tub lined in marble and a sink set into a matching marble counter beneath a mirrored wall
- Spot lighting is recessed into the ceiling
- Baseboards, crown moldings and marble floor

Laundry Room

- The **laundry room** is conveniently situated off the back hall
- There are hook-ups for a full-sized washer and dryer
- A deep, stainless steel sink for soaking is set into a white marble counter
- The walls are lined with cabinets above and below
- A window overlooks the rear garden
- Spot lighting is recessed into the ceiling
- Crown moldings, baseboards and pale, oak hardwood floor

Second Story

Staircase and Upstairs Hall

- Ascending from the rotunda, the curving **staircase** has polished hardwood treads
- The staircase is ornamented by an metal-work banister topped by a shining brass rail
- Gilding brightens the dome of the double-height ceiling
- At the apex of the dome, an oculus window admits natural light
- The **upstairs hall** leads to the upstairs bedrooms and the master suite
- Gilt wall sconces provide additional illumination
- Metal-work banisters topped by shining brass rails surround the openings to the rotunda and the foyer
- A walk-in linen closet provides generous shelf storage
- French doors open to a covered balcony overlooking the front garden
- Spot lighting is recessed into the ceiling
- Baseboards, crown moldings, and oak hardwood floor

Master Suite

- At the top of the staircase, French doors open to the large master suite **sitting room**
- The two-way, cast stone wood-burning fireplace is equipped with a gas starter
- On either side of the fireplace, double doors lead to the master bedroom
- French doors open to a balcony overlooking the rear garden
- Spot lighting is recessed into the coffered ceiling
- Crown moldings, baseboards and sustainable bamboo floor
- In the **bedroom**, the two-way, cast stone wood-burning fireplace is equipped with a gas starter
- True divided-light windows frame a view of the rear garden
- Windows are screened by Plantation shutters
- Spot lighting is recessed into the coffered ceiling
- Crown moldings, baseboards and sustainable bamboo floor
- Between the bedroom and master bath, two lighted, **walk-in closets** are custom-fitted with drawers, shelves, and hanging racks
- A pull-down ladder in one closet allows access to attic storage
- The gorgeous **master-bath** allies luxury with function

- Twin porcelain sinks are set into a red marble counter under a mirrored wall
- A knee-hole make-up table occupies the space between the sinks
- Cherry wood drawers and cabinets provide abundant storage space
- The oversized, Kohler whirlpool tub is encased into a red marble deck framed by a wide window
- The oversized marble shower has two shower heads and a clear glass enclosure
- Windows are screened by Plantation shutters
- The commode and bidet enclosed in a separate room
- Spot lighting is recessed into the ceiling
- Crown moldings, baseboards and rich red marble floor

Upstairs Guest Bedrooms #1 and #2

- Upstairs **guest bedrooms #1 and #2** lie across the hall
- These two large bedrooms can accommodate twins or a king-sized bed
- True divided-light windows frame a view of the side garden
- Windows are screened by Plantation shutters
- Walk-in closets are custom-fitted with drawers, shelves and hanging racks
- Spotlighting is recessed into the ceilings
- Baseboards, crown moldings, and sustainable bamboo floors
- Each of the en suite **full baths** has a stall shower lined in marble and a sink set into a matching marble counter beneath a mirrored wall
- Spot lighting is recessed into the ceiling
- Baseboards, crown moldings and marble floors

Upstairs Guest Bedrooms #3 and #4

- Upstairs **guest bedrooms #3 and #4** lie at the front of the house
- These two large bedrooms can accommodate twins or a king-sized bed
- True divided-light windows frame views of the front and side gardens
- Windows are screened by Plantation shutters
- Triple closets are custom-fitted with drawers, shelves and hanging racks
- Spotlighting is recessed into the ceilings
- Baseboards, crown moldings, and sustainable bamboo floors
- Each of the en suite **full baths** has a shower lined in marble and a sink set into a matching marble counter beneath a mirrored wall

- Spot lighting is recessed into the ceiling
- Baseboards, crown moldings and marble floors

Garage and Guest House

- A colonnaded breezeway connects the main house to the garage and guest house
- The detached, three-car **garage** has a fully-finished interior
- The three doors are automatically operated
- Two pairs of French doors open to the great room of the **guest house**
- The wood burning fireplace has a limestone hearth and is equipped with a gas starter
- Two benches are built-in on either side of the fireplace
- The **kitchen** is built-in against the opposite wall
- The stainless steel sink is set into a white marble counter
- Appliances include a General Electric four-burner gas stove, an Amana refrigerator/freezer and a General electric dishwasher
- Spot lighting is recessed into the ceiling
- Sustainable bamboo floor
- The adjoining **bedroom** has a triple closet
- Spot lighting is recessed into the ceiling
- Sustainable bamboo floor
- In the **full bath** the fluted, porcelain sink is set into a white marble counter beneath a wall of mirror
- The oversized stall shower is lined in gray ceramic tile and has a built-in bench
- Wall sconces and gray ceramic tile floor

Exterior

Patios and Gardens

- French doors from the breakfast room and family room allow access to the rear **patio**
- Steps ascend from the patio to a lawn which slopes gently up to the pool deck
- Lovely specimen trees filter the sunlight
- Incised cement paths connect the rear garden to terraces and smaller patios on either side of the house

- A variety of mature perimeter trees ensure peace and privacy

Pool, Spa and Pavilion

- Surrounded by an incised cement patio, the swimming **pool** has a retractable pool cover
- A waterfall spills from the tile-lined **spa** into the pool
- A semicircle of columns supports the graceful pavilion at the top of the garden

Additional Features

- Approximately 7400 square foot main house constructed in 1993 (per County Assessors records)
- Approximately 630 garage (per County Assessors records)
- Approximately 1.01 acres on a secluded cul de sac in west Atherton
- Award-winning Las Lomas School 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.