

CHARMING WESTRIDGE HORSE PROPERTY

Welcome to this updated, ranch-style home overlooking a lovely view in desirable Westridge. Newly refinished hardwood floors and fresh paint enhance this four bedroom, two and one-half bath home. A spacious living room, formal dining room, and eat-in kitchen complete the floor plan. A gravel drive leads to the two stall barn, which incorporates tack and feed storage rooms. Large paddocks complete the amenities of this charming property. Detached two-car garage.



140 WESTRIDGE DRIVE, PORTOLA VALLEY

- Four bedrooms, two and one-half baths
- Living room, formal dining room, eat-in kitchen
- Two stall barn with tack and feed storage rooms
- Approximately 2.66 acres in desirable Westridge
- Excellent Portola Valley schools

OFFERED AT \$2,795,000

VIRTUAL TOUR AT WWW.140WESTRIDGE.COM

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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



140 Westridge Drive, Portola Valley

Welcome to this updated, ranch-style home overlooking a lovely view in desirable Westridge. Newly refinished hardwood floors and fresh paint enhance this four bedroom, two and one-half bath home. A spacious living room, formal dining room, and eat-in kitchen complete the floor plan. The covered patio, bordered by a lush lawn, opens off the living and dining rooms, making outdoor entertaining a pleasure. Below the lawn, a gravel drive leads to the two stall barn, which incorporates tack and feed storage rooms, as well as a wash rack. Large paddocks complete the amenities of this charming property. Detached two-car garage. Portola Valley schools.

Summary of Features

- In the **entry hall**, a crystal chandelier is suspended from the lofty ceiling
- The spacious **living room** has a gas-log fireplace and sliding doors to the patio
- The formal **dining room** features a indoor brick barbecue and floor-to-ceiling windows
- In the **kitchen**, banks of paneled cabinets are topped by gray Corian counters
- The **breakfast area** is defined by a decorative pendant lamp
- **Four bedrooms and two and one half baths** include:
 - Secluded **master-suite** with a dressing area and its own bath
 - **Three additional bedrooms** with a shared bath
 - A **half bath** located off the laundry room
- The separate **laundry room** has hook-ups for full-sized washer and dryer
- The detached, **two-car garage** has an automatically operated door
- A **paved driveway** offers generous guest parking
- A lush **lawn** opens from the house and overlooks the lovely view
- Below the lawn, a **gravel drive** leads past a large flat area to the barn area
- The **barn** incorporates two box stalls, tack and feed storage rooms, plus a wash rack
- A large **flat expanse** is located on the other side of the gravel drive
- The **grounds** are enhanced by mature trees, including oaks, and flowering shrubs
- Excellent **Portola Valley schools**

Interior

Entry Hall

- A paneled door opens from the covered, slate front porch to the **entry hall**
- A guest coat closet is located to the left of the door
- A door to the right opens into the kitchen
- A crystal chandelier is suspended from the lofty ceiling
- Random-plank oak hardwood floor

Living Room

- The gas-log fireplace is the focal point of the spacious **living room**
- The brick chimney-piece has an elevated brick hearth painted white
- A wall of windows overlooks the view
- Sliding glass doors open into the covered patio
- Beamed ceiling and random-plank oak hardwood floor

Dining Room

- The formal **dining room** adjoins the living room
- An indoor barbecue is built-in
- Windows on two sides of the room brighten the space
- A sliding glass door opens into the covered patio
- A domed light fixture is suspended from the ceiling
- Random-plank oak hardwood floor

Kitchen and Breakfast Area

- The well-equipped **kitchen** is lined with banks of paneled cabinets
- Counters and backsplash are of gray Corian
- The porcelain double sink is brightened by a bay window
- Appliances include a new electric cook top, a General Electric Profile dishwasher, a built-in General Electric microwave,
- A decorative pendant lamp defines the **breakfast area**
- The bay window frames a view of the front lawn
- A door opens into the dining room
- Newly installed vinyl floor

Laundry Room and Half bath

- The **laundry room** is located beyond the kitchen

- There is ample space for a full-sized washer and dryer
- A glass door opens into the covered patio and parking area
- Opposite, another door opens to reveal the **half bath**

Bedroom Wing Hallway

- The **hallway** separates the master suite and three additional bedrooms away from living areas of the house
- There are two linen closets with built-in shelves
- Random plank, oak hardwood floor

Bedroom #1

- This large **bedroom** can accommodate twin beds or a king size bed
- A large window frames a view of the garden
- Concealed by mirrored doors, the double closet offers abundant hanging and shelf space
- Overhead light and random-plank, oak hardwood floor

Bedroom #2

- This large **bedroom** can accommodate twin beds or a king size bed
- A true divided-light window frames a view of the garden
- The closet offers abundant hanging and shelf space
- Overhead light and random-plank, oak hardwood floor

Bedroom #3

- This large **bedroom** can accommodate twin beds or a king size bed
- A large window frames a view of the garden
- Concealed by mirrored doors, the double closet offers abundant hanging and shelf space
- Overhead light and random-plank, oak hardwood floor

Bath

- The **full bath** is located off the hallway and is shared by bedrooms #1, #2 and #3
- The single sink is set into a Corian counter
- The shower-over-tub is lined in tile
- A window opens to the front garden

- Sconces are mounted above the mirror
- Tile floor

Master Suite

- The secluded **master bedroom** is located at the end of the bedroom wing hallway
- A door allows access directly from the bedroom to the garden
- The **dressing area** adjoins the bedroom
- Three double closets offer abundant hanging space
- Overhead light and random-plank, oak hardwood floor
- A pocket door separates the bath from the dressing area
- The private **full bath** has a single sink set into a Corian counter
- The stall shower is also lined in tile
- A large window frames a view of the garden
- Tile floor

Exterior

Garage and Grounds

- The detached, **two-car garage** has an automatically operated door
- Paved guest parking stretches in front of the garage
- A wooden porch with a bench provides a shady lookout nearby
- The landscaped **grounds** are enhanced by a profusion of flowers and shrubs
- A lush lawn opens from the house and overlooks the lovely view
- Below the lawn, a gravel drive leads past a large flat area to the barn area
- A large flat expanse is located on the other side of the gravel drive
- Mature trees, including oaks, grow throughout the property

Barn and Paddocks

- The rustic barn has two box stalls a tack room and a feed room
- Outside the barn, there is a wash rack with a drain
- A graveled area in front of the barn allows parking for tractors and trailers
- Large fenced paddocks complete the facility

Additional Features

- Freshly painted interior
- Newly refinished oak hardwood floors throughout
- **2.66 acres** (per RealQuest)
- **2460 square feet of living space** plus 480 square foot garage (per RealQuest)
- Excellent Portola Valley 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 Portola Valley Building Department. Buyer shall verify square footage of lot and all structures. Buyer shall verify attendance at local schools.