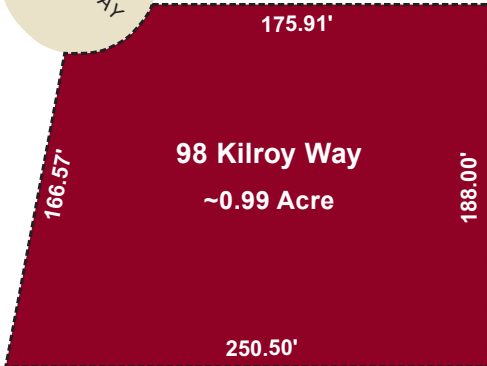


DELIGHTFUL CUL-DE-SAC HOME IN LAS LOMITAS SCHOOL DISTRICT

Welcome to this delightful, four bedroom, three bath Traditional home, located on a cul-de-sac in desirable west Atherton. Inside, the spacious living room, dining room and family room, enjoy views of a leafy garden. The kitchen incorporates a sunny breakfast area. Outside, a covered terrace overlooks the pool, and a variety of mature perimeter trees ensures peace and privacy. The property has an attached two-car garage and ample guest parking. Excellent Las Lomitas schools.



KILROY WAY



98 KILROY WAY, ATHERTON

- Four bedrooms, three full baths
- Living room, dining room, family room, eat-in kitchen
- Landscaped garden with swimming pool and patio
- Award-winning Las Lomitas School District

OFFERED AT \$4,250,000

VIRTUAL TOUR AT WWW.98KILROY.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



98 Kilroy Way Atherton

Welcome to this delightful, four bedroom, three bath Traditional home, located on a cul de sac in desirable west Atherton. Inside, the spacious living room, dining room and family room, enjoy views of a leafy garden. The kitchen incorporates a sunny breakfast area. Outside, a covered terrace overlooks the pool, and a variety of mature perimeter trees ensures peace and privacy. The property has an attached two-car garage and ample guest parking. Excellent Las Lomas schools.

Summary of Features

- Hardwood floors and a large skylight brighten the **entry hall**
- A wooden mantel and brick hearth accent the wood burning fireplace in the **living room**
- A graceful chandelier is the focus of the formal **dining room**
- The adjoining **family room**, has a wet bar and bookshelves built into one corner
- The **kitchen** incorporates a **breakfast area** with a view of the front garden
- **Four bedrooms** include:
 - A private **master suite** with **dressing room and full bath**
 - A **second bedroom** and **third bedroom** which share a **second full bath**
 - A **fourth bedroom** with communicating **third full bath** near the kitchen
- The **laundry room** has extensive storage and hook-ups for a full-sized washer and dryer
- The attached **two-car garage** has an automated door and interior access to the house
- A **covered terrace** opens off the living room, dining room and master suite
- The rectangular **swimming pool** is positioned for both morning and afternoon sun
- The expansive rear garden is **fully fenced**
- At one end of the garden, a variety of colorful tea roses borders the velvety **lawn**
- A large and shapely **tree** provides welcome shade at the other end
- The **paved drive** provides ample guest parking
- **2710 square feet** of living space on **.97 acres** at the end of a cul de sac
- Excellent **Las Lomas schools**

Interior

Entry Hall

- The paneled front door opens from a covered porch into the **entry hall**
- Opposite the front door, a doorway opens into the living room
- To the right, a pocket door leads to the kitchen
- To the left, a second doorway leads to the bedroom hallway
- A coat closet provides extra hanging storage
- Above, a large skylight admits natural light
- Crown moldings, baseboards and oak hardwood floors

Living Room

- A classic wooden mantel and a brick hearth accent the fireplace in the **living room**
- The wood burning fireplace is equipped with a gas starter
- Four floor-to-ceiling windows frame a view of the leafy rear garden
- Built-in display shelves flank the doorway to the formal dining room
- Spot-lighting is recessed into the ceiling
- Chair rail, crown moldings, baseboards and oak hardwood floors

Dining Room

- A wide doorway allows access to the formal **dining room**
- The ceiling is accented by a graceful chandelier
- The wood burning fireplace has a red-brick hearth and surround
- French doors open to the covered terrace and rear garden
- A louvered door opens to the kitchen
- A pair of louvered doors leads to the family room
- Crown moldings, baseboards and oak hardwood floors

Family Room

- The **family room** is located beyond the dining room
- A wet bar has a rectangular porcelain sink and nearby storage shelves
- The corner opposite is lined with floor-to-ceiling bookshelves
- Sliding glass doors and windows frame a view of the leafy rear garden
- Spot-lighting is recessed into the ceiling
- Crown moldings, baseboards and oak hardwood floors

Kitchen and Breakfast Area

- The **kitchen** is lined with banks of stained wood cabinets topped by tile counters
- The double porcelain sink overlooks the front walk
- Appliances include a General Electric, four burner electric cooktop, a built-in Kitchenaid electric oven, a Kitchenaid dishwasher, and a General Electric refrigerator freezer
- A small peninsula separates the kitchen from the **breakfast area**
- Skylights above the sink and breakfast area admit natural light
- Spot-lighting is recessed into the ceiling
- Vinyl floors

Bedroom Hallway

- The bedroom **hallway** leads from the entry hall to three of the bedrooms
- There are two storage closets, one with shelves and one with hanging racks
- Spot lighting is recessed into the ceiling
- Crown moldings, baseboards and wall-to-wall carpet

Master Suite

- The tranquil **master bedroom** is sequestered at the far end of the bedroom hallway
- A small entry hall has a double closet
- A paneled door opens directly to the covered terrace
- Windows frame views of the leafy, rear garden
- Overhead light
- Crown moldings, baseboards and wall-to-wall carpet
- In the **dressing room** a double closet offers abundant hanging and shelf space
- A kneehole make-up table with drawers occupies the opposite wall
- Windows above the make-up table admit natural light
- Recessed spot lighting
- Crown moldings, baseboards and wall-to-wall carpet
- A pocket door leads to the **master bath**
- The stall shower is lined in ceramic tile
- A mirrored medicine cabinet is recessed into the wall above the standing sink
- The window overlooks the side garden
- Recessed lighting and tile floor

Bedroom #2

- **Bedroom #2** overlooks the front garden
- The double closet provides ample hanging and shelf space
- Bookshelves are built-in against the opposite wall
- Overhead light
- Crown moldings, baseboards and wall-to-wall carpet

Bedroom #3

- **Bedroom #3** overlooks the side garden
- The double closet provides ample hanging and shelf space
- Overhead light
- Crown moldings, baseboards and wall-to-wall carpet

Bath

- A **full bath** is located off the hallway and is shared by bedrooms #2 and #3
- The single sink is set into a tile counter
- A mirrored medicine cabinet is recessed into the wall
- Tile-lined shower-over-tub
- The window overlooks the front garden
- Recessed lighting and tile floor

Bedroom #4

- **Bedroom #4** is situated near the kitchen
- A window frames a view of the front garden
- The double closet provides ample hanging and shelf space
- Overhead light
- Crown moldings, baseboards and wall-to-wall carpet

Bath

- A **full bath** is located next to the bedroom, with doors to the bedroom and to the back hallway
- The single sink is set into a Formica counter
- A mirrored medicine cabinet is recessed into the wall
- The stall shower is lined in ceramic tile
- The window overlooks the front garden
- Recessed lighting and tile floor

Laundry Room

- The **laundry room** is situated between the back hallway and the kitchen
- There are hook-ups for a full-sized washer and dryer
- Cabinets are built-in above and below the tile counter
- The windows are fitted with plantation shutters
- A broom closet is built into the opposite wall
- Overhead light and vinyl floor

Exterior

Terrace and Rear Garden

- A **covered terrace** opens off the living room, dining room and master suite
- The rectangular **swimming pool** is positioned for both morning and afternoon sun
- The expansive rear garden is **fully fenced** and is screened by mature perimeter trees
- At one end of the garden, a variety of colorful tea roses borders the velvety **lawn**
- A large and shapely **tree** provides welcome shade at the other end

Garage and Front Garden

- The attached **two-car garage** has an automatically operated door
- The garage walls are lined with built-in storage
- The paved drive provides ample guest parking
- Across the drive from the house, the **front garden** extends to the property line

Additional Features

- 2710 square feet of living space
- 560 square foot garage
- .97 acres at the end of a cul de sac
- Excellent Las Lomitas 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 Atherton Building Department. Buyer shall verify square footage of lot and all structures. Buyer shall verify attendance at local schools.