



Formal Public Rooms

FOYER

Custom-designed front door with leaded glass transom and side lights; lime-washed white oak floors from Ireland, which continue throughout the main living areas; floating staircase on a fully paneled wall; balcony overlook on three sides

LIVING ROOM

Formal venue overlooking the front grounds; beamed ceiling and masonry gas-log fireplace with traditional surround and overmantel design

DINING ROOM

Walls covered in handcrafted weaves of natural threads and fibers; front and side windows; masonry gas-log fireplace with classic surround and overmantel to the ceiling

BUTLER'S PANTRY

Glass-front cabinetry customized for silver and china; marble countertops; Bosch dishwasher and U-Line wine cooler

The West Wing

OFFICE/LIBRARY

Customized cabinetry on two walls and French doors to the central loggia; masonry gas-log fireplace with traditional surround and overmantel design

BEDROOM SUITE

Across from the library; carpeted bedroom with customized closet and en suite bath with Honey Onyx slab vanity, mosaic floor, and shower

Everyday Living

KITCHEN

Custom-made cabinetry with Statuario Extra Calacatta honed marble counters and backsplashes; large island with counter seating and butcher-block extension with sink for prep work; separate casual dining room with sliding glass doors to a loggia

APPLIANCES

All by Thermador: Professional range with 6 burners, griddle, 2 ovens (one that is steam), and warming drawer; additional convection oven, microwave, and warming drawer; 2 dishwashers; espresso center; refrigerator and freezer; 2 Sub-Zero refrigerator drawers

FAMILY ROOM

Fully open from the kitchen; beamed and wood-planked vaulted ceiling; focal-point wood-burning masonry fireplace framed in stone to the ceiling; four sets of French doors to the grounds, rear loggia, breakfast area and garden; custom cabinetry with space for media

PROJECT/STUDY ROOM

Fully customized with Grigio Perla honed marble counters that include four integrated workstations, wrapping station, and sink; stone tiled flooring

Upstairs Personal Accommodations

MASTER SUITE

Separate sitting room with upper terrace access; bedroom with gas-log fireplace flanked by banquette seating; two customized walk-in closets; dual master bath with two commode rooms, heated floors, separate marble vanities, one with makeup area, pedestal tub, and steam shower with heated mirror, rainspout, and body sprays; coffee bar with espresso center, refrigerator, freezer, and sink

BEDROOM SUITES 3, 4, AND 5

Three uniquely appointed and themed bedrooms, one with carpeting and two with hardwood floors; each with customized walk-in closet and en suite bath with an array of stunning tile and stone finishes; two bathrooms have a shower and one has a tub with overhead shower and hand-held shower

Lower-Level Recreation and Fitness

RECREATION ROOM & BAR

Spacious lower-level room with access to a large fountain terrace with steps up to the rear grounds and pool; hand-hewn ceiling beams; full bar with counter seating, U-Line refrigerator and Bosch dishwasher

WINE CELLAR

McGregor Lake stone walls with custom racking; ceiling and tasting area in distressed clear heart redwood salvaged from Hangar One at Moffett Field; temperature control; parquet oak flooring

THEATRE & BONUS ROOM

Risers for tiered seating and stage; perimeter of columns with sconce lighting; projection system, cinema screen, and 7.1 surround sound; adjacent bonus room with double door entrance and refreshment bar with U-Line refrigerator

BILLIARDS ROOM

Custom-made pocket door closure, tray ceiling, and separate air conditioning

Additional Accommodations

BEDROOM AND BATH (LOWER-LEVEL)

Berber carpet, deep light well, and double door closet; full bath (with hall and bedroom access) with steam shower in vertically set mosaic tiles

GUEST HOUSE (POOL-SIDE)

Bedroom with oak floors; full bath with shower and dual entrance for use directly from the pool

The Grounds

- Circular cobblestone-lined driveway, mature landscaping, and walkways to the rear grounds
- Loggia off the family room with vaulted and wood-planked ceiling and wood-burning masonry fireplace
- Second loggia, accessed from foyer, breakfast room, and library, with built-in heaters
- Second-floor patio accessible from the landing and master suite
- Heated entertainment area with barbecue kitchen and flat-screen television adjoining the guest house
- Gas fire pit with built-in seating
- Pebble Tec pool and separate spa (with built-in cleaning system) surrounded by Connecticut bluestone decking
- Bocce ball court
- Kitchen garden with raised vegetable beds and morning sitting area; level lawn and towering redwoods

Other Amenities

- Elevator to all three levels
- Main- and upper-level laundry rooms, customized mud room with half-bath, formal powder room, lower-level half bath
- Five zones of heating and air conditioning
- Central vacuum
- Lower-level storage room with ample shelving
- Rohl and Kohler bath and kitchen fixtures throughout
- All rooms are wired for satellite, cable, phone, and data
- Sonos system for distributed audio inside and out, lighting control, and security
- Approximately 13,480 total square feet
 - Main residence: 11,115
 - Guest house & pavilion: 1,105
 - Main level: 4,180
 - Covered porches: 365
 - Upper level: 3,043
 - Garage & storage: 895
 - Lower level: 3,892
- Fully landscaped lot of just over 1 acre (44,016 square feet)

Offered at \$12,950,000

www.24AdamWay.com



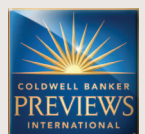
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24 Adam Way, Atherton

Welcome to this updated, ranch-style home, distinguished by rough-hewn ceiling beams imported all the way from Argentina. Glorious gardens surround this charming, three bedroom, three and one half bath home. An elegant living room, formal dining room, den and well-equipped kitchen complete the floor plan. Two expansive patios and a central courtyard make outdoor entertaining a pleasure. Beds crowded with a profusion of brilliant blooms border the lawns, and stately heritage redwoods form the backdrop for the PebbleTec® swimming pool. The attached two-car garage with has a partial third stall and quarter bath for service people. Located on 1.02 level acres on a quiet street in West Atherton, this lovely home offers unparalleled peace and privacy.

Summary of Features

- A plank front door painted soft blue opens from the brick front porch to the **entry hall**
- The **living room** enjoys a view of the central courtyard through a wall of windows
- The formal **dining room** features built-in storage cabinets and a lofty, beamed ceiling
- Floor-to-ceiling bookshelves and cabinets are built-in against one wall of the **den**
- The **guest powder room** and coat closet adjoin the den rendering it usable as a bedroom
- In the **kitchen**, banks of paneled white cabinets are topped by decorative tile counters
- **Three bedrooms and three full baths** include:
 - A spacious **master-suite** with a **walk- closet** and luxurious private **full bath**
 - **A guest bedroom** with nearby **full bath**
 - A separate **bedroom and full bath** located near the kitchen and used as a home office
- The **laundry room** has a full-sized washer and dryer, plus a soaking sink and two closets
- The **two-plus car garage** has an automatically operated door and a **quarter bath**
- Bordered by superb perennials, the expansive **brick patio** is located off the living room
- The **central courtyard** is paved with terra cotta tile and has a deep overhang on one side
- Stately heritage redwoods form the backdrop for the aggregate patio and **swimming pool**
- A **shed** behind the house provides ample storage for garden tools and planting supplies
- The **fully-fenced rear garden** is screened by a variety of mature trees and shrubs

Interior

Entry Hall

- A plank door opens from the brick front porch to the **entry hall**
- A guest coat closet is located to the left, in the hall to the den
- Sparkling over head light and terra cotta tile floor

Living Room

- The elegant **living room** enjoys a view of the central courtyard through floor-to-ceiling windows
- Two sets of glass doors allow access to the courtyard
- The cathedral ceiling is accented by rough-hewn beams imported from Argentina
- A wall of white-painted brick frames the gas-log fireplace
- Sturdy plank display shelves of natural wood are mounted on one wall
- In one corner of the room, a glass door opens to the brick patio
- A doorway leads to the bedroom hall
- Plush wall-to-wall carpet

Dining Room

- The formal **dining room** lies to the right of the entry hall
- Built-in storage cabinets flank a sliding glass door, which opens to the central courtyard
- The cathedral ceiling is accented by rough-hewn beams imported from Argentina
- A door at the far end of the room allows convenient kitchen access
- Plush wall-to-wall carpet

Kitchen and Breakfast Area

- The **kitchen** is lined with banks of white paneled cabinets
- Counters and the center island are topped by ceramic tile decorated with a charming, floral motif
- The stainless steel sink overlooks the pool area through corner windows
- The center island accommodates a Thermador four burner gas cook top with both a grill and griddle feature
- A retractable vent sucks cooking odors to the exterior of the house
- A special spice drawer is conveniently located beneath the cooktop

- Other appliances include built-in stacked Thermador electric ovens, a KitchenAid dishwasher, and an Amana over/under refrigerator freezer
- A grocery pass-through to the adjoining hall is located next to the refrigerator
- The wet bar has a stainless steel sink set into a tile counter
- The built-in housekeeping desk has handy bookshelves to one side
- Three deep cupboards are concealed behind paneled doors in one corner of the room
- A glass lamp is suspended from the ceiling above the **breakfast area**
- One cupboard next to the breakfast area has a pull out shelf and an electrical outlet for the toaster
- Spotlights are recessed into the ceiling
- Oak hardwood floor

Den

- With a closet and powder room nearby, the **den** could possibly be used as a fourth bedroom
- The cathedral ceiling is accented by rough-hewn beams imported from Argentina
- Shelves with cabinets beneath, including one for the television, are built in against one wall
- A window shaded by an awning looks out onto the brick patio
- Plush wall-to-wall carpet

Bedroom Hallway

- The **bedroom hallway** separates the master suite and guest bedroom away from living areas of the house
- A paneled door conceals a linen closet
- Spotlights are recessed into the ceiling
- Plush wall-to-wall carpet

Guest Bedroom

- The guest **bedroom** can accommodate twin beds or a queen size bed
- Two double closets with mirrored doors offer abundant hanging and shelf space
- Cupboards above the closets provide additional storage
- A glass door opens to the brick patio
- A window frames a view of the rear garden

- Fluted overhead light and plush wall-to-wall carpet

Bath

- The **full bath** is located off the bedroom hallway
- The sink is set in a rosy tile counter beneath a window looking out to the rear garden
- Lit by “theatre bulbs”, mirror lines the wall above the counter, which incorporates a kneehole make-up table
- The tile-lined stall shower has a fan/overhead light regulated by a timer
- A cupboard with shelves is tucked behind the door
- Heat lamps are recessed into the ceiling
- Tile floor

Master Suite

- The spacious **master bedroom** is a haven of tranquility
- An enormous walk-in closet with mirrored doors has built-in bureaus and offers abundant hanging and shelf space
- A windowed alcove with a glass door allows access directly from the bedroom to the rear garden
- A pair of glass doors opens to the central courtyard
- Pull-down steps ascend to the attic
- Crown molding and plush wall-to-wall carpet
- In the luxurious, private **master bath**
- Twin sinks are set into a blue tile counter beneath a wide mirror
- Lit by “theatre bulbs”, mirror lines the wall above the counter
- Small windows at either side frame views of the rear garden
- The tile-lined stall shower has corner bench and a fan/overhead light regulated by a timer
- A shallow cupboard with shallow shelves for toiletries is concealed by mirrored doors
- A skylight above admits natural light
- Heat lamps are recessed into the ceiling
- Tile floor

Bedroom Suite

- The third **bedroom** is located near the kitchen off of a hallway and is being used as a home office

- Built-in cabinetry includes two desks, cupboards and a bookshelf
- The lighted walk-in closet provides ample hanging and shelf space
- A window looking out to the front of the property is screened by shutters
- Overhead light and wall-to-wall carpet
- Louvered folding doors open to the **full bath**
- The pedestal sink stands beneath and adjustable mirror lit by two sconces
- The shower-over-tub has a tile surround
- Fan/overhead light and tile floor

Back Hallway and Laundry Room

- The **back hallway** is located off the kitchen
- A Dutch door at one end opens to the front drive
- At the other end, a second door opens to the central courtyard
- The **laundry room** can be closed off from the hallway by a pocket door
- There are hook-ups for a full-sized washer and dryer
- The stainless steel soaking sink is set into a blue Formica counter
- A window looks out onto the pool area
- Roomy storage closets are built-in on either side of a blue Formica counter
- Overhead light and oak hardwood floor

Garage

- A door opens from the laundry room to the attached, **two-plus car garage**
- The door to the single garage is manually operated
- A closet housing the furnace and water heater takes up a portion of the parking space, though it could be used for a small car, tractor mower or motorbike
- The double garage door is automatically operated
- A quarter bath, for service people, is located in one corner of the garage
- A door leads to the central courtyard

Exterior

Gardens

- In the **front garden**, a semicircular asphalt driveway borders a velvety lawn
- Four mature magnolias shield the house from the street
- Evergreen plants include lemon and agapanthus

- The fully-fenced **rear garden** is screened by a variety of mature perimeter trees, including heritage redwoods
- Colorful beds overflow with carefully-tended varietals including foxglove, alstroemeria, nepeta and yarrow
- Daylilies and a Meyer lemon tree form a backdrop for the lush lawn
- A grape stake fence hides the utility yard

Central Courtyard, Patios, and Pool

- The **central courtyard** is paved with Mexican terra cotta tile
- Posts twined with ivy support a deep overhang
- Hanging pots are on a drip system which drain into planters below
- Exterior lighting around house is provided by decorative lanterns
- The rectangular PebbleTec ® swimming **pool** is surrounded by an aggregate **patio**
- A pathway leads past the garden shed to an expansive brick **patio** on the west side of the house
- Superb perennials include hydrangeas, azaleas and coral bells
- Evergreen trees, including a striking madrone, ensure peace and privacy

Additional Features

- Impeccably maintained one story home and gardens
- Updated kitchen and baths
- Two heating zones and two hot water heaters
- Fully fenced rear garden
- Automatic sprinklers front and rear
- Large shed for storing garden tools and planting supplies
- Paved, semi-circular asphalt drive
- Many custom features, including dramatic, beamed ceilings in living room, dining room and den
- 1.02 level acres on a quiet street in West Atherton (per RealQuest)
- 2710 square feet of living space plus 620 square foot garage (per RealQuest)

NOTE: The dining room chandelier, and the wall mounted lamps in the den, guest bedroom and master bedroom are excluded from the sale of this property.

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.