

# HILLTOP HACIENDA

Welcome to this hilltop hacienda, located at the end of a secluded cul-de-sac in Woodside, overlooking breathtaking, 180-degree views of the mid-Peninsula and East Bay. The elegant living room, formal dining room, and comfortable family room open easily into one another. Also on the main level are an eat-in kitchen/sunny home office, four bedrooms and two and one half baths. Tucked away upstairs is a very private master suite, with a stairway leading to the rooftop deck. A two-car garage, expansive patios and pool complete the property.



## 85 ROAN PLACE WOODSIDE

- Five bedrooms, three and one half baths
- Approximately 3,962 total square feet
- Living room, formal dining room, family room
- Eat-in kitchen with adjoining home office
- Approximately 1.61 acres with sweeping views of the Bay and Eastern Hills
- Award-winning Woodside Elementary School District

**OFFERED AT \$2,495,000**

[www.85ROANPL.COM](http://www.85ROANPL.COM)

**HUGH CORNISH**

650.566.5353

[hcornish@cbnorcal.com](mailto:hcornish@cbnorcal.com)

BR# 00912143



**MARGOT LOCKWOOD**

650.400.2528

[mlockwood@cbnorcal.com](mailto:mlockwood@cbnorcal.com)

BR# 01017519

This information was supplied by Seller and/or other sources. Broker believes this information to be correct but has not verified this information and assumes no legal responsibility for its accuracy. Buyers should investigate these issues to their own satisfaction.

# 85 Roan Place

## Woodside

*Welcome to this hilltop hacienda, located at the end of a secluded cul de sac in Woodside, overlooking breathtaking, 180 degree views of the mid-Peninsula and East Bay. The elegant living room, formal dining room, and comfortable family room open easily into one another, providing space for more elaborate entertaining. Also on the main level are an eat-in kitchen/sunny home office, a separate laundry room, four bedrooms and two and one half baths. Tucked away upstairs is a very private master suite, with its own terrace and stairway leading to the rooftop deck. A fully-finished, two-car garage, expansive patios and pool complete the property.*

### Summary of Features

- Red brick **steps** descend through the rhododendron garden, ending at a paverstone entry patio
- The stylish **living room** with high ceilings is warmed by a dramatic wood burning fireplace
- Beamed cathedral ceiling accents the formal **dining room** which has another fireplace
- **Family room** offers a breathtaking view of the Bay
- The **kitchen** features granite counters and stainless steel appliances
- A **home office** with greenhouse windows adjoins the kitchen
- The **laundry room** houses a full-sized washer and dryer and a **half bath** convenient to the kitchen
- **Five bedrooms** and **three full baths** include:
  - A main-level **master suite** with two walk-in closets, and **full bath**
  - **Three** additional **bedrooms** share a **full bath** off the hallway
  - An upper level **master suite** and **full bath** enjoy the magnificent view as well as a private terrace
- The attached, **two-car garage** has an automated opener
- The expansive **patio** in front of the house captures the afternoon sun
- The freeform **swimming pool** is rimmed by red brick coping
- Various **terraces and decks** make the most of the 180 degree view
- The paverstone **drive** incorporates extensive guest parking
- A cement drive winds down past the house, leading to a broad **meadow**
- A **variety of trees**, including live oaks and redwoods, ring the property
- Approximately **1.61 acres** with views of the mid-Peninsula and East Bay
- House is approximately **3962 total square feet** (per seller)
- Award-winning **Woodside Elementary School** District

## Interior

### Entry

- Combination paneled door opens from the covered front porch to the spacious entry
- The kitchen and the sunny home office lie to the left of the entry
- The bedroom hallway lies to the right
- Straight ahead, a doorway opens to the living room
- Overhead light and polished tile floor

### Living Room

- A wide, doorway forms the entrance to the casually elegant, **living room**
- On the wall opposite, the dramatic, wood burning fireplace is set into a painted, white brick, floor-to-ceiling wall
- Next to the fireplace wall, a second doorway leads to the formal dining room
- A third doorway leads to the family room
- Sliding glass doors and tall windows overlook patio, pool and the magnificent view
- A skylight admits natural light
- Spotlights accent the beamed cathedral ceiling
- Polished tile floor

### Dining Room

- The formal **dining room** adjoins the living room
- The elevated, wood burning fireplace is set into a painted, white brick living room wall that separates the two rooms
- Picture windows overlook the guest parking area
- A skylight admits natural light
- The wrought iron chandelier is suspended from a central beam, accenting the cathedral ceiling
- Polished tile floor

### Family Room

- The comfortable **family room** has sliding glass doors opening to a terra cotta tile terrace overlooking the breathtaking view
- Soaring windows along one wall frame a view of the patio and pool
- A spiral staircase with a brass rail ascends to the upper level master suite
- Recessed spotlights and textured wall-to-wall carpet

### Kitchen and Home Office

- The **kitchen** incorporates a large breakfast area
- A wraparound wall of windows overlooks views of the Western Hills and frames the sink area

- Handsome wood cabinets are topped by black granite counters
- Facing a pass through to the home office, the double stainless steel sink has a pull-out, gooseneck faucet
- Stainless steel appliances include a GE Profile five-burner, gas range, a Broan hood, a GE Profile microwave, an LG refrigerator freezer, and a Kitchenaid dishwasher
- A door allows access to the dining room
- Three skylights admit natural light
- Spotlights are recessed into the lofty ceiling
- Polished tile floor
- The **home office** has built-in shelves on either side of the room
- Greenhouse windows frame a view of the front patio
- A skylight admits natural light
- Polished tile floor

## Laundry Room and Half Bath

- The **laundry room** is located just off the kitchen
- There are hookups for full-sized, bright red Samsung washer and dryer
- Fluorescent panels provide brilliant illumination
- A door with a window leads to the guest parking area
- A second door allows interior access to the garage
- Recessed spotlights and polished tile floor
- A third door opens to the **half bath**
- The granite-topped vanity has a single sink and a wood cabinet
- Recessed spotlights and polished tile floor

## Bedroom Hallway

- The bedroom hallway lies to the right of the entry
- A guest coat closet provides extra hanging space
- Further along, mirrored doors conceal a double linen closet
- Overhead lights and textured wall-to-wall carpet

## Bedroom #1

- **Bedroom #1** is located on the left side of the bedroom hallway
- Concealed by mirrored doors a double closet provides hanging and shelf space
- Sliding glass doors open to the patio and pool
- Recessed spotlights and wall-to-wall carpet

## Bedroom #2

- **Bedroom #2** is located on the right side of the bedroom hallway
- Concealed by mirrored doors a double closet provides hanging and shelf space
- A greenhouse window frames a view of the front patio

- A skylight admits natural light
- Recessed spotlights and wall-to-wall carpet

## Full Bath

- The **full bath** lies off the hallway between bedrooms #2 and #3
- The granite-topped vanity has a single sink and a wood cabinet
- A second, matching vanity, a shower-over tub and a commode can be shut off in a separate compartment
- A skylight admits natural light
- Sconces are mounted on the wall above the mirrors
- Polished tile floor

## Bedroom #3

- **Bedroom #3** is located at the end of the hallway to the right
- A walk-in closet provides hanging and shelf space
- A greenhouse window frames a view of the front patio
- A skylight admits natural light
- Recessed spotlights and wall-to-wall carpet

## Main Level Master Suite

- The **main level master suite** is situated at the end of the hallway to the left
- Sliding glass doors open to the patio and pool
- Two walk-in closets provide hanging and shelf space
- Recessed spotlights and wall-to-wall carpet
- The sunny **master bath** has an oversized Maax stall shower
- The granite-topped vanity has a single sink and a wood cabinet
- Sconces are mounted on the wall above the mirror
- A skylight admits natural light
- The commode is enclosed in a separate room
- Recessed spotlights and polished tile floor

## Upper Level Master Suite

- The secluded, upper level **master suite** is situated at the top of the spiral staircase
- Sliding glass doors open onto a terrace overlooking the magnificent 180 degree view
- A stairway leads from the private terrace to a rooftop deck
- Two closets provide hanging and shelf space
- The upper level **master bath** has an oversized Maax stall shower
- The Corian-topped vanity has a twin sinks
- Sconces are mounted on the wall above the mirror
- A skylight admits natural light
- The commode is enclosed in a separate room with its own corner sink

- A second stairway descends directly to the guest parking area
- Recessed spotlights and elegant hardwood floor

## **Garage and Exterior**

### **Garage**

- The attached, two-car **garage** is full-finished and has a sealed floor
- The garage door has an automated opener
- A Whirlpool refrigerator provides extra storage

### **Gardens, Patios and Pool**

- Terraced **gardens** are planted with a profusion of colorful perennials and shrubs
- The expansive **patio** in front of the house captures the afternoon sun
- Surrounded by a paverstone patio, the freeform **swimming pool** is rimmed by red brick coping
- The **rooftop deck** makes the most of the breathtaking 180 degree view
- The paverstone **drive** incorporates extensive guest parking
- A cement drive winds down past the house, leading to a broad **meadow**
- A **variety of trees**, including live oaks and redwoods, ring the property

**Disclosure Package Available Upon Request**

*Co-listed by Margot Lockwood DRE #01017519 and Hugh Cornish DRE #00912143. Any statistics or prices while not guaranteed, have been secured from sources we believe to be reliable. We 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, we 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 Woodside Building Department. Buyer shall verify square footage of lot and all structures. Buyer shall verify attendance at local schools.*