

ATHERTON CHARM WITH SERENE GARDENS

Welcome to this charming, one-story ranch-style home tucked away near the end of a secluded cul-de-sac in Atherton. Inside, the comfortable living room is enhanced by a wood-burning fireplace, a large skylight, and sliding doors opening to a sunny brick terrace. True divided-light windows overlook the front garden and brighten the dining room. The kitchen has handsome, granite slab countertops and stainless steel appliances. The highlight of the 3-bedroom, 2-bath floor plan is a spacious master suite. The third bedroom has been converted to a den with adjoining home office. Recently landscaped and located near commute routes in the award-winning Las Lomas School District, this is the perfect place to call home.



71 PARKER AVENUE, ATHERTON

- Approximately 1,660 square feet with 3 bedrooms and 2 bathrooms
- Living room with wood-burning fireplace and sliding glass door to a patio, plus dining room
- Granite-appointed kitchen with stainless steel appliances and adjoining breakfast room that opens to a sunny patio
- Spacious master suite opens to the deck and yard
- Third bedroom/den with adjoining customized office
- Newly landscaped front and rear yards
- Parking for up to 6 cars
- Lot size of approximately 7,800 square feet (per County Assessor)
- Award-winning Las Lomas School District

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Over \$1.5 Billion in Sales

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71 Parker Avenue

Atherton

Welcome to this charming, one-story ranch-style home tucked away near the end of a secluded cul de sac in Atherton. Inside, the comfortable living room is enhanced by a wood burning fireplace, a large skylight, and sliding doors which open to a sunny brick terrace. True divided-light windows overlook the front garden and brighten the dining room. The kitchen has handsome, slab granite counters and stainless steel appliances. Concealed by louvered doors, the laundry closet is conveniently located off the breakfast room. Three bedrooms and two full baths include a spacious master suite with generous closet space. The third bedroom has been converted to a paneled den, with an adjoining home office. Outside, the front and rear gardens have recently been professionally landscaped with paver walkways, exterior lighting and a full irrigation system. There is paved parking for four cars in front of the house, plus two designated parking spaces street-side. Award-winning Las Lomas school district.

Summary of Features

- A paneled door opens from the red-brick **front terrace**
- The comfortable **living room** has a wood burning fireplace and oak hardwood floors
- The **dining room** overlooks the front garden through true divided-light windows
- The **kitchen** is equipped with granite counters and stainless-steel appliances
- Sliding glass doors open from the adjoining **breakfast room** to a sunny patio
- Folding louvered doors conceal a full-sized washer and dryer in the **laundry closet**
- **Three bedrooms and two full baths** include:
 - The spacious **master bedroom** with four closets and an en-suite **full bath**
 - A **guest bedroom** with a large closet
 - A **full bath** located off the hallway, next to a double linen closet
 - A **third bedroom** which has been converted to a den paneled in pine
- Located beyond the den, the **home office** has two built-in desks
- The beautiful **gardens** have been newly landscaped with shrubs and perennials
- In the **front garden**, a decorative paver walkway leads to the gated front terrace
- The asphalt **parking pad** can accommodate four cars, plus two spaces street-side
- Sliding glass doors open from the living room to a **patio** at the side of the house
- In the fully fenced, **rear garden** a wooden deck is accessible from the master suite
- The deck faces a **Zen garden** lined with stones, and a natural rock fountain
- The surrounding beds are enclosed and are planted with a variety of **fruit trees**
- In one corner of the garden, a pre-fabricated **Tuff shed** holds garden supplies
- Award-winning **Las Lomas Schools**
- **1660 square feet of living space on a 7800 square foot lot** (per County Assessor)

Interior

Living Room

- A paneled door with glass accents opens from the red-brick front porch into the comfortable **living room**
- Framed by a classic, paneled mantelpiece, the wood burning fireplace has a marble hearth and surround
- Two sets of sliding glass doors open to a red-brick terrace and a brick patio at the side of the house
- Built-in bookshelves extend to the ceiling
- Paneled wainscoting lines the walls
- A large skylight admits natural light
- Recessed spotlights and random-plank, oak hardwood floor

Dining Room

- The formal **dining room** overlooks the front garden through true divided-light windows
- Paneled wainscoting lines the walls
- A pocket door leads to the kitchen
- Recessed spotlights and random-plank, oak hardwood floor

Kitchen, Breakfast Room and Laundry

- In the **kitchen**, handsome gray granite tops every counter
- Banks of paneled wood cabinets and drawers line the walls
- The stainless-steel, double sink has a view of the front garden through true divided-light windows
- Backed by a pretty, incised-tile backsplash, the four-burner electric cook-top is vented by a matching stainless steel hood
- Other appliances include a General Electric stainless steel refrigerator/freezer, a Miele dishwasher, and stacked, stainless steel, built-in Thermador electric ovens
- A peninsula separates the kitchen from the **breakfast room**
- Sliding glass doors open to a cement patio at the side of the house
- A graceful, oiled-bronze chandelier is suspended from the ceiling
- Recessed spotlights and random-plank, textured, ceramic tile floor
- Folding, louvered doors conceal a **laundry closet**
- Shelves are built-in above the full-sized, Maytag washer and dryer

Hallway

- The **hallway** separates the master suite and two additional bedrooms away from living areas of the house
- A double linen closet offers abundant shelf storage
- Recessed spotlights and random-plank, oak hardwood floor

Master Suite

- The **master bedroom** is located at the end of the hall to the right
- Sliding glass doors open directly to the wooden deck and rear garden
- One wall is lined with floor-to-ceiling bookshelves
- An elegant fanlight above the bed admits natural light
- Four closets, one a walk-in, are concealed by louvered doors
- Recessed spotlights and wall-to-wall carpet
- The en-suite **master bath** has twin sinks set into a white ceramic tile counter beneath a wall of mirror
- The oversized shower is lined in matching tile and has a clear glass enclosure
- Recessed spotlights and white ceramic tile floor

Bedroom #2

- **Bedroom #2** is located across the hall from the master suite
- The closet provides generous hanging racks and shelf space
- A true-divided light window overlooks the side garden and brick patio
- Wall-to-wall carpet

Bedroom #3 and Home Office

- **Bedroom #3** has been converted to a den
- The walls are paneled in honey-colored bead-board
- Stereo speakers are wired into one wall
- Sliding glass doors open directly to the cement patio and side garden
- Built-in bookshelves bracket the true divided-light doors
- Wall-to-wall carpet
- A pocket door leads to the adjoining **home office**
- Two desks and file drawers are built-in
- A closet provides extra storage
- Floor-to-ceiling shelves for CD's and a stereo system are built-in against one wall
- Opposite, a true divided-light overlooks the side garden
- Pergo floor

Bath

- This **full bath** is shared by bedrooms #2 and #3
- The single sink is set into a white ceramic tile counter
- A mirrored medicine cabinet is built-in above the sink
- The shower-over-tub is lined in matching tile
- A true divided-light window overlooks the side garden and brick patio
- Recessed spotlights and white ceramic tile floor

Exterior

- **Gardens** front and rear have recently been professionally landscaped with paver walkways, exterior lighting and a full irrigation system
- In the **front garden**, a decorative paver walkway leads to the gated front terrace
- An arbor shades the front of the house and a freestanding fence shields the breakfast room from the street
- The asphalt **parking pad** can accommodate four cars
- There are and additional two spaces street-side, paved in decomposed granite
- Sunny **patios** on either side of the house are bordered by colorful shrubs and perennials
- In the fully fenced, **rear garden** a wooden deck is accessible from the master suite
- Two planters flank the sliding glass door
- The deck faces a **Zen garden** lined with river stones
- A natural rock fountain bubbles beside an umbrella maple
- **Paver walkways** encircle the deck
- The surrounding beds are enclosed and are planted with a variety of **fruit trees**
- A decomposed granite path ends in a small seating area
- In one corner of the garden, a pre-fabricated **Tuff shed** holds garden supplies
- A backdrop of mature redwood trees screens the house from the neighbors' property

Additional Features

- Newly-installed, automatic irrigation, drainage, and low-voltage exterior lighting
- Shake roof installed in 2009 (per seller)
- Beautiful, random-plank, oak hardwood floors and paneled interior doors
- Thermopane sliding glass doors and windows
- Forty gallon hot water heater and forced air central heat
- Honeywell/Stanley security and fire alarm system linked to Atherton Police
- Approximately 1660 square feet of living space on approximately 7800 square feet lot (per County Assessor)
- Excellent Las Lomas school district

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 Department. Buyer shall verify square footage of lot and all structures. Buyer shall verify attendance at local schools.