

# DESIRABLE TOWNHOME IN SHARON HILLS

Welcome to this bright and spacious townhome in desirable Sharon Hills. Designed with the feeling of a single-family home, the floor plan has a wonderfully open arrangement of living areas including a large living room, dining area, spacious kitchen, and library/office. The rooms are filled with abundant natural light from a center atrium and from sliding glass doors to an expansive deck spanning the rear of the home. Upstairs, there are 3 bedrooms highlighted by the master suite, which has its own private balcony, a towering ceiling, romantic fireplace, and sky-lit bathroom with whirlpool tub. This home also benefits from an attached 2-car garage, a location just across the street from the community pool, spa, and tennis court, plus access to top-rated Las Lomas schools – the perfect place to call home!



## 2 HALLMARK CIRCLE, MENLO PARK

- Desirable two-level Sharon Hills townhome
- 3 bedrooms and 2.5 baths
- Light oak floors throughout the main living areas
- Spacious living room with fireplace and adjoining dining area
- Open library/office across from a sunny atrium
- Large upstairs master suite with fireplace, private balcony, and sky-lit bathroom
- Living space of approximately 2,680 sq. ft.
- Expansive deck spans the back of the home
- Attached, oversized 2-car garage
- Conveniently located across the street from a community pool, spa, and tennis court
- Award-winning Las Lomas School District

OFFERED AT \$1,695,000 VIRTUAL TOUR AT [www.2HallmarkCircle.com](http://www.2HallmarkCircle.com)

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#1 Agent, Menlo Park – El Camino Office, 2012  
Ranked #85 Nationally by *The Wall Street Journal*, 2013  
Over \$1.5 Billion in Sales

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## DETAILS OF THE HOME

<b>Entrance</b>	Manicured hedges frame a long sheltered walkway that gracefully ascends to the front door
<b>Foyer</b>	The paneled front door opens to a large foyer finished in rustic Spanish tiles; sunlight fills the area from the center atrium, accessed from the main hallway a few steps up
<b>Library/Office</b>	Open to the hallway and across from sliding glass doors to the atrium, the library/office is lined from floor to ceiling with book shelves on one full wall; light oak floors are introduced and continue throughout this level
<b>Kitchen</b>	White-washed oak cabinetry, including a center island, is topped with tiled counters; appliances include: Thermador gas cooktop with down-draft, 2 GE ovens, Sharp microwave, Broan compactor, Maytag dishwasher, and Sub-Zero refrigerator/freezer with cabinet panels
<b>Dining Area</b>	Open to the kitchen and family living room, this large dining area has wide sliding glass doors to the rear deck; bar seating at the elevated kitchen counter provides an option for casual meals
<b>Family Living Room</b>	Bright and spacious, this central living area is filled with light from the center atrium and sliding glass doors to the rear deck; a wood-burning fireplace with gas starter is surrounded in tile
<b>Master Suite</b>	The upstairs master bedroom is expanded by a towering, vaulted ceiling and sliding glass doors to a private balcony with views out to the East Bay hills; a tiled fireplace, carpeting, and two walk-in closets are also featured; the sky-lit master bath has a long, dual-sink vanity, whirlpool tub, and separate room with tiled shower
<b>Bedrooms 2 &amp; 3</b>	Each of these upstairs bedrooms has carpeting, a center light, and wall of closets
<b>Bathroom 2</b>	Serving the two bedrooms is a tiled bath with single-sink vanity and tub with overhead shower
<b>Other Features</b>	<ul style="list-style-type: none"><li>• Newly installed carpet on the upper level</li><li>• Powder room with tiled vanity just off the foyer</li><li>• Central air conditioning</li><li>• Large, main-level laundry room with built-ins and sink</li><li>• Oversized, 2-car, attached garage has a vaulted ceiling with 2 skylights, plus a wall of built-in cabinetry and workbench space</li></ul>

**Virtual Tour at [www.2HallmarkCircle.com](http://www.2HallmarkCircle.com)**

***Disclosure Package Available Upon Request***

Listed by Hugh Cornish, BRE #00912143. 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 City of Menlo Park Building Department. Buyer shall verify square footage of lot and all structures. Buyer shall verify attendance at local schools.

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