

BEAUTIFULLY REMODELED IN SOUGHT-AFTER LADERA

Beautifully remodeled and updated, this 3-bedroom, 3-bath home is located on a quiet cul-de-sac in the desirable Ladera neighborhood. Featuring vaulted ceilings and abundant windows, the home is open, inviting, and filled with natural light. A spacious great room offers views of the Stanford Hills, while the living room, family room and master bedroom open to a lovely brick courtyard and large back yard. A newly remodeled chef's kitchen with stainless steel appliances completes the picture. Convenient to walking paths to shops, restaurants and the Ladera community recreation center. Award-winning Las Lomas schools.



131 N. CASTANYA WAY, PORTOLA VALLEY

- 3-bedroom, 3-bath home with approx. 2,150 sq. ft. of living space (per Seller)
- Open great room with wide windows, vaulted ceiling, and a wood-burning fireplace
- Stunning newly remodeled chef's kitchen with top-of-the-line stainless steel appliances
- Master bedroom suite opens to courtyard patio and features an adjoining office / exercise room and lovely en suite bath
- Second bedroom suite
- Large approx. 10,320 sq. ft. lot with lush level lawn, patios, raised deck, fruit trees, and beautiful views
- Attached 2-car garage, approx. 420 sq. ft.

OFFERED AT \$1,695,000

VIRTUAL TOUR AT www.131NCastanya.com

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DETAILS OF THE HOME

Entry

- Light and bright entry hall with glass front door side lights
- Opens to great room
- Coat closet

Great Room

- Spacious living room and dining area with high, open beam ceiling
- Abundant natural light from full wall of large picture windows and sliding glass door overlooking rear yard with views of Stanford Hills
- Raised hearth, brick façade wood-burning fireplace with gas starter
- French doors open to rear brick patio
- Open access to newly remodeled chef's kitchen

Kitchen

- Newly remodeled, top-of-the-line chef's kitchen with soapstone countertops and large butcher block island/breakfast bar
- White custom cabinetry with solid wood drawers and abundant storage
- New, high-quality stainless steel appliances including:
 - Sub-Zero side-by-side refrigerator/freezer
 - Thermador built-in, self-cleaning convection oven, microwave and dishwasher
 - Thermador 5-burner gas cooktop
 - Vent-a-Hood exhaust hood
 - Uline wine refrigerator (approximately 40 bottles)
- Stainless steel open shelving and cabinet hardware
- Ample natural light from skylight above butcher block/breakfast bar and window overlooking side yard
- Access to laundry with new LG washer and dryer and attached 2-car garage

Family Room

- Open to the newly remodeled kitchen
- Bright natural light from large picture window overlooking rear yard with views of the Stanford Hills
- Access to back courtyard patio and yard

DETAILS OF THE HOME

- Bedroom Wing**
- Hallway leads to 3 bedrooms and 3 full baths
- Guest Bath**
- Features a single-sink vanity with cabinet and drawer storage, marble floors and a white tub with shower and white tile surround
- First Bedroom**
- First Bedroom is located at the front of the house and features a built-in window seat overlooking front patio and landscaped yard
 - Additional features in the first bedroom include cloth blinds, crown molding, and a built-in dresser, shelving area and closet
 - Marble tile floor, shower over tub with white tile surround, single-sink vanity
- Second Bedroom**
- Suite, also located at the front of the house, features a large picture window overlooking the front yard
 - Amenities include crown molding, a closet with built-in drawers, and an attached full bathroom
 - Attached bath features a large, single-sink vanity with cabinet and drawer storage, and a white tube with shower and white tile surround
- Master Bedroom Suite**
- Master Suite with attached exercise room/office is located at the back of the house and features a wall of windows and sliding glass door with access to back courtyard patio and yard
 - Features include an attached exercise room/office with two windows overlooking side yard, tall open beam ceiling in bedroom, two large matching closets, transom windows, wall-to-wall carpeting, two additional closets
 - Suite bath features two separate single-sink vanities with full mirrors, stall shower and abundant natural light from skylight and window
- Front Yard**
- Landscaped front yard with expansive lawn
 - Brick steps from street to patio and front door
 - Large brick patio partially covered by wisteria covered arbor
 - Driveway leads to attached 2-car garage
 - Gates on both sides of house leading to side yards

DETAILS OF THE HOME

Back Yard

- Brick courtyard patio with flower border accessible from living room, family room, and master bedroom
- Large flat lawn and mature green hedge with flower border
- Open area with fruit trees below rear yard, perfect for vegetable garden or play area
- Raised Trex deck with built-in seating and railing under large shade tree
- Spacious outdoor storage closets

Additional features

- Approximately 2,150 sq. ft. living space; 10,320 sq. ft. lot
- Award-winning Las Lomas schools
- Convenient access to walking paths leading to restaurants and shops and the Ladera Recreation Center with swimming pool, tennis courts and playground
- Adjacent to shopping and amenities
- Freshly painted
- Newly landscaped

Virtual Tour at www.131NCastanya.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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