

GRAND TUDOR ESTATE ON 2.7 ACRES

On the market for the first time in over 50 years, this prestigious west Atherton property was designed in 1929 by renowned architect, Henry Higby Gutterson. Known as Squirrelwood, the home was built as a wedding gift for the daughter of an early Atherton family who resided on an adjacent Atherton Avenue parcel. A guest at the wedding, John McLaren, acclaimed landscape designer of Golden Gate Park, provided his services as a gift to create the surrounding gardens on 2.7 acres. The property stands today with all of its original majestic splendor and country ambiance. The original Tudor residence makes a grand first impression with leaded glass windows, half-timber accents, detailed millwork, and oak floors. Inside, the home's vast dimensions span two levels plus a partial basement and tremendous attic space. There are 8 bedrooms and 6.5 bathrooms.

As grand as the residence is, the land is truly remarkable with surprises that unfold beyond the home. A sparkling pool is tucked away beyond vast level lawn, a fenced garden is meant for vegetables and flowers, and all around heritage oaks and colorful blossoms dot the grounds. As well, a brick terrace of 1,200 square feet stands ready for entertaining on a grand scale. This incredible property is a remarkable opportunity at one of the most sought-after destinations in the country for exclusivity, privacy, and estate living.



49 TUSCALOOSA AVENUE, ATHERTON

- Grand circa 1929 Tudor estate in west Atherton
- Approximately 2.72 acres of flowering gardens and heritage trees
- Original gardens by John McLaren, renowned as the developer of San Francisco's Golden Gate Park
- 8 bedrooms and 6.5 bathrooms
- Over 7,349 total square feet
 - Main residence 5,800 sf
 - Basement 173 sf
 - Attic. 452 sf
 - Garages and storage . . . 924 sf
- Main level with parlor, living room, formal dining room, butler's pantry, kitchen, and 2-bedroom staff/au pair quarters
- Upper level has a large master suite, 5 additional bedrooms, 3 with en suite baths, plus an open office area
- Privately positioned pool and gazebo

Price upon request

Virtual Tour at www.Squirrelwood.com



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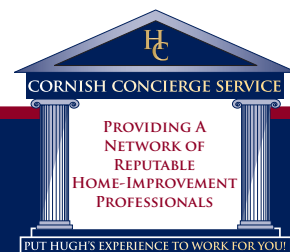
CalBRE# 00912143

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#1 Agent, Menlo Park – El Camino Office, 2013

Ranked #85 Nationally by The Wall Street Journal, 2013

Over \$1.5 Billion in Sales



49 Tuscaloosa Avenue

Atherton

Summary of the Home

- Grand circa 1929 Tudor estate in west Atherton
- Approximately 2.72 acres of flowering gardens and heritage trees
- Original gardens by John McLaren, renowned as the developer of San Francisco's Golden Gate Park
- 8 bedrooms and 6.5 bathrooms
- Over 7,000 square feet of living space
- Main level with parlor, living room, formal dining room, butler's pantry, kitchen, and 2-bedroom staff/au pair quarters
- Upper level has a large master suite, 5 additional bedrooms, 3 with en suite baths, plus an open office area
- Privately positioned pool and gazebo

Public Rooms

Entrance

- Mature trees and an iron gate shelter the home from the street; a long driveway leads to the garages and to the front door for a formal approach
- A brick-lined portico with shingled peaked roof precedes the front door

Foyer

- Wide plank hardwood floors beneath a ceiling of exposed beams
- Grand staircase, with carved balustrades and center carpet, winds past tall leaded glass windows

Parlor/Library

- Straight ahead from the foyer with French door, side lights, and transom opening to the rear terrace and grounds
- Wall of library shelves, concealed wet bar, and terra cotta tile floor

Living Room

- Grand in scale with wood beamed, coffered ceiling and leaded glass windows on three walls; includes an alcove with bay window and banquette seating with storage beneath
- Library shelves, French doors to the rear terrace, and manorial fireplace with cast stone mantelpiece

Dining Room

- Double doors from the foyer, French doors into the parlor, and a leaded glass bay window alcove; crown moldings and classic chandelier

Kitchen and Butler's Pantry

- Separate butler's pantry lined with cabinetry on three sides plus a sink and full size refrigerator; the eat-in kitchen has laminate countertops, to-the-ceiling cabinetry, and a center island; appliances include a vintage Wedgewood gas range
- A door surrounded with windows opens to the rear grounds

Main Level Staff/Au Pair Quarters

Bedrooms 1 & 2 and Bathroom

- Located off the laundry room and kitchen in a separate wing with outside entrance to the front of the home
- Two bedrooms, each with two closets, are served by a bathroom with tub/shower and outside entrance to the rear service area

Upper Level Personal Accommodations

Master Bedroom Suite

- Large and bright bedroom with sitting area, leaded glass windows on three walls, and fireplace; desk area with built-in bookshelves and two closets
- Two separate bathrooms, each with ample wardrobe space, with shared commode room; one bathroom has a marble vanity and tiled shower; the other has a marble vanity, makeup vanity, and tub with overhead shower

Bedroom Suite 4

- At the top of the staircase and adjacent to the master suite; rear leaded glass windows, crystal light fixture, and dressing room with wall of closets plus mirrored door to the open office area
- En suite bath with tub and overhead shower

Bedroom Suite 5

- Front leaded glass window, wall of closets, and en suite tiled bath with tub and overhead shower

Open Office or Project Area

- Open area in the hallway lined with windows overlooking the rear grounds

Bedrooms 6 & 7 and Bathroom

- Two bedrooms share direct access to a bathroom with dual-sink vanity and tiled shower

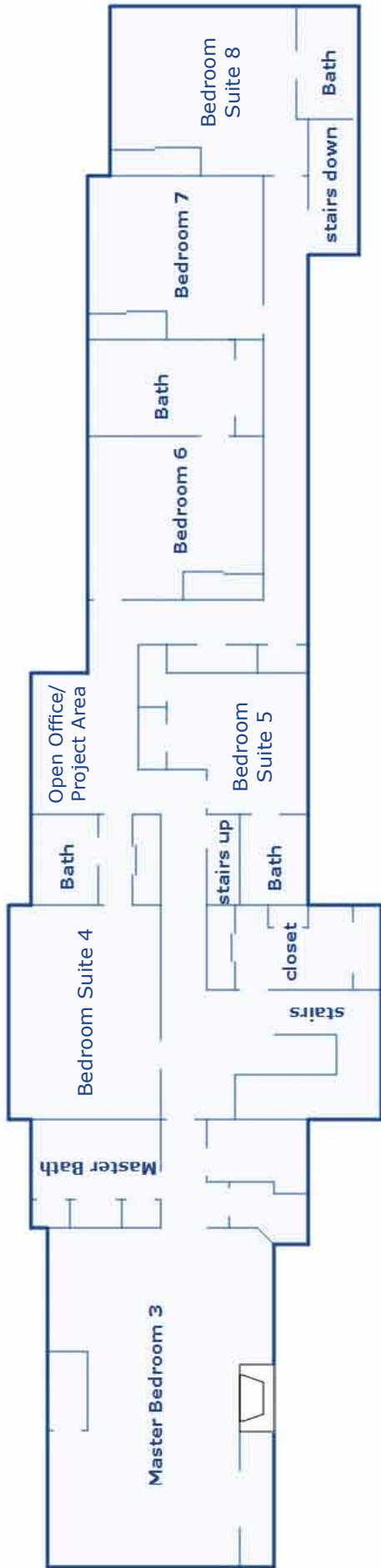
Bedroom Suite 8

- Windows overlook the rear grounds; en suite bath with tub and overhead shower with glass enclosure

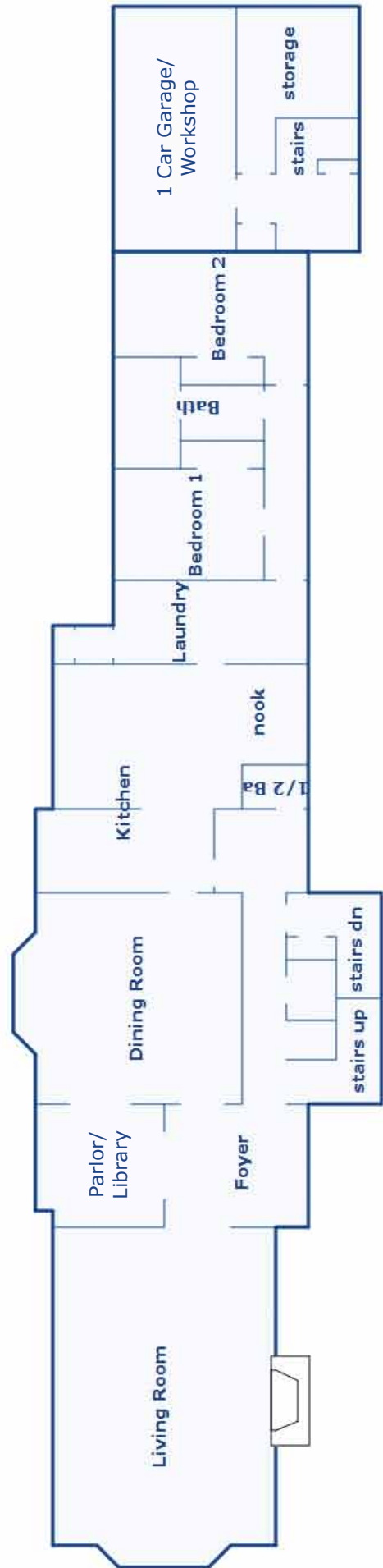
Other Features

- Vestibule and formal powder room just off the foyer
- Main-level laundry room with sink and outside entrance plus upstairs utility/linen room with sink, built-in ironing center and three walls of closets
- Security alarm, telephone/intercom system, and some CAT5 wiring
- Partial basement with utilities
- Rear staircase in the staff/au pair wing
- Huge walk-up attic with standing headroom and separate lockable storage space
- Copper plumbing and updated electrical in the '60s
- Original attached 2 single-car garages currently used as a large workshop and storage room
- Detached garage comprised of two enclosed spaces and three covered spaces, multi-purpose bike room, workshop, and storage room
- Separately gated service yard with potting and wood sheds
- Copper gutters and downspouts
- Vast level lawn and brick terrace
- Separately fenced vegetable/cutting garden, numerous heritage oaks, and an array of specimen plants and flowering foliage
- Privately positioned pool and gazebo
- Custom Tudor-style playhouse

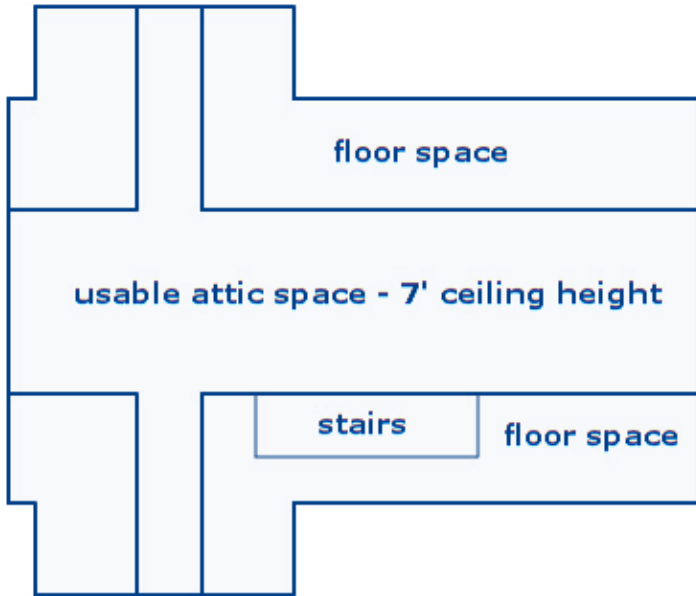
UPPER LEVEL



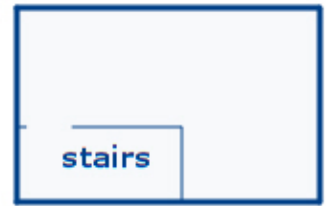
MAIN LEVEL



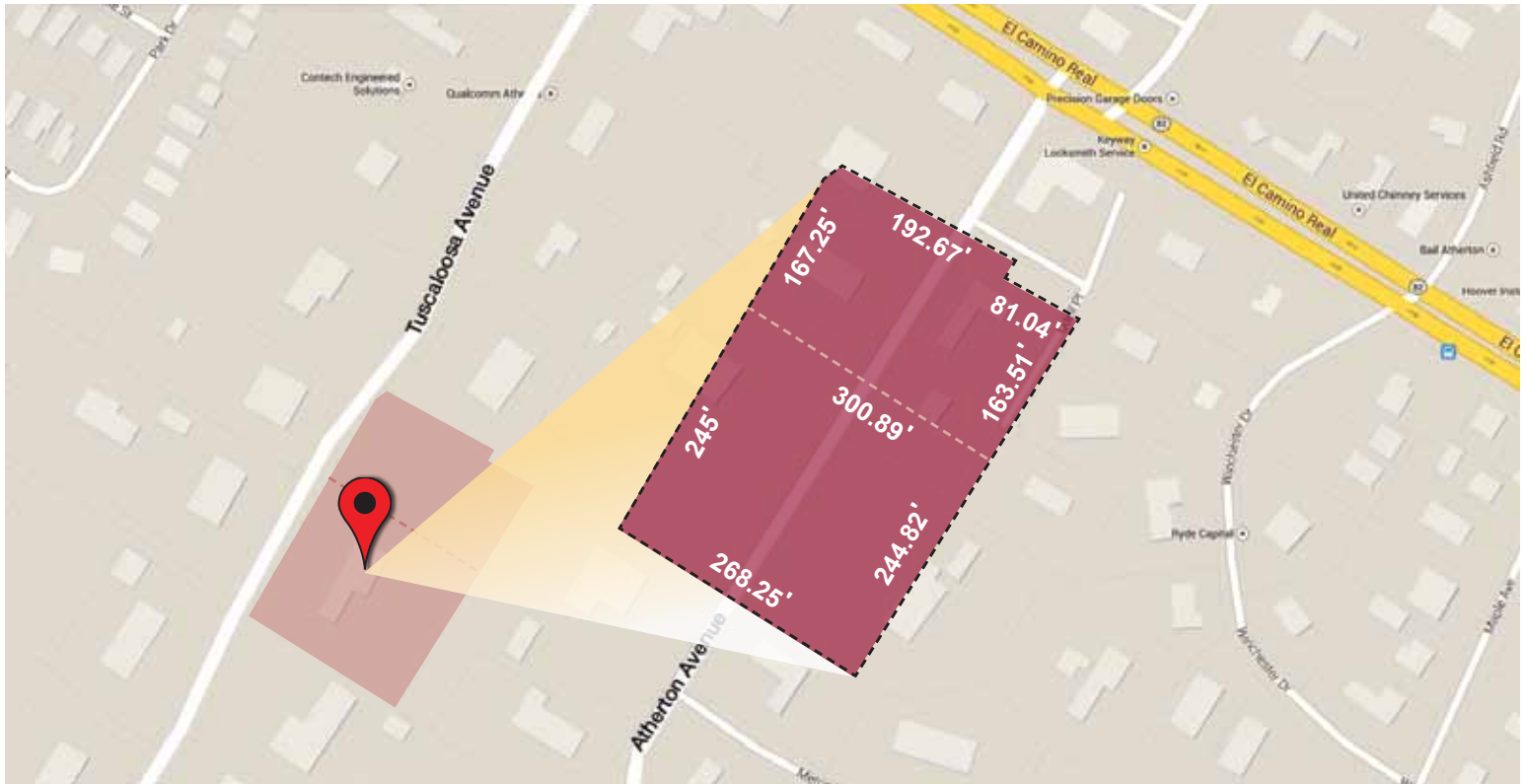
UNFINISHED ATTIC



UNFINISHED BASEMENT



SITE MAP



Comprised of two tax parcels of 1.5 and 1.2 acres as shown, the property is recorded under one deed, and as such, is represented as one parcel for the purposes of this listing.

Disclosure Package Available Upon Request

Listed by Hugh Cornish, CalBRE #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 Town of Atherton Building Department. Buyer shall verify square footage of lot and all structures. Buyer shall verify attendance at local schools.