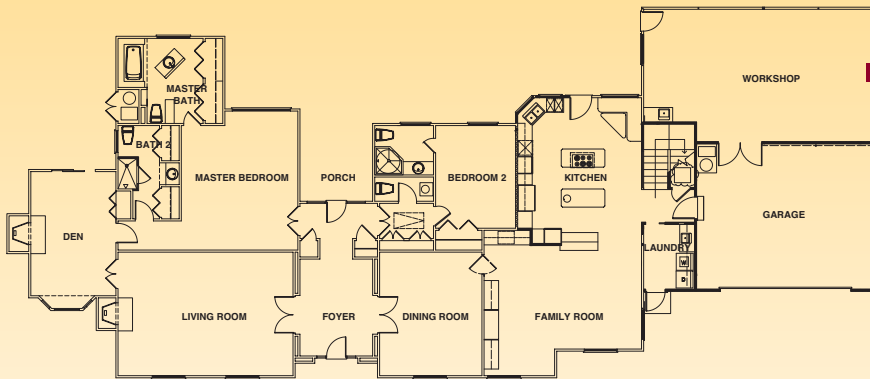


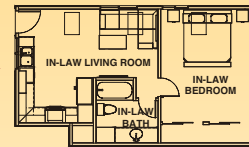
SOPHISTICATED SHARON HEIGHTS HOME



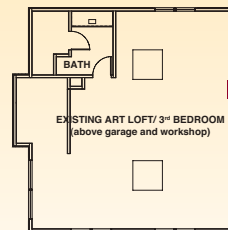
CURRENT SINGLE-LEVEL FLOOR PLAN



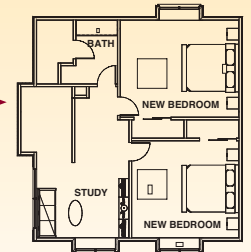
POSSIBLE IN-LAW UNIT



CURRENT 2ND FLOOR LOFT/BEDROOM 3



POSSIBLE 2 BEDROOMS AND STUDY



2315 TIOGA DRIVE, MENLO PARK

- Remodeled, spacious, and bright home in Sharon Heights
- Flexible floor plan with architectural drawings for additional bedrooms
- 3 bedrooms and 4.5 bathrooms
- Approx. 4,877 total sq. ft.
- Tremendous upstairs art studio/3rd bedroom
- Amazing, finished, heated and air-conditioned workshop (approx. 585 sq. ft.); can be used as additional living space
- Beautiful rear gardens with walking paths, sitting areas, and fountain
- Lot size of approx. 19,000 sq. ft.
- Top-rated Las Lomitas schools

OFFERED AT \$3,650,000

Virtual Tour at www.2315Tioga.com

HUGH CORNISH

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

Ranked #85 Nationally by *The Wall Street Journal*, 2013

Over \$1.5 Billion in Sales

WWW.HUGHCORNISH.COM



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CaBRE# 00912143

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2315 Tioga Drive Menlo Park

Public Rooms

Foyer

- The solid mahogany front door, framed by leaded and beveled glass side lights, opens to a large traditional foyer; parquet wood floor is inlaid with a pattern of contrasting feature strips
- French doors open at the end of the foyer to the rear terrace and gardens; two leaded glass lanterns adorn the ceiling

Living Room

- Double French doors with true divided lights open to the elegantly appointed living room; expansive windows overlook the front gardens and wrap around to one side of the room next to a focal point fireplace outlined in marble and a traditional mantelpiece; hardwood finishes the floor

Library

- Accessed from the living room and the master suite, this room is handsomely finished with hardwood floors and book-matched walnut paneling on one entire wall; a gas-log fireplace is integrated on the wall and surrounded with marble
- A wet bar with mirrored glass shelves is concealed on one wall; wood-framed sliding glass doors open to a private brick patio and a large bay window adorns the front wall

Dining Room & Butler's Pantry

- Double French doors with true divided lights open from the foyer to the formal dining room; wainscot paneling, hardwood floors, and crown moldings add classic appeal
- A silver, candelabra-style chandelier hangs in the center of the room
- The adjacent butler's pantry, also part of the family room, showcases custom cabinetry in exotic Sapele Pommele wood topped in blue pearl granite slab; a Sub-Zero beverage refrigerator and wine storage are included

Family Room

- Hardwood floors continue in this inviting room, which has banquette seating above built-in book storage, recessed lighting, and ample space for casual dining

Kitchen

- Fabulously remodeled with Leicht German cabinetry in cherry wood, all extra-deep, self-closing, and customized for every imaginable storage need; perimeter counters and one of two islands are topped with blue pearl granite slab; the second island is topped in Carrara marble, perfect for a baker; backsplashes are finished with glass tiles

- Built-in banquette seating wraps around one corner for a convenient breakfast area along a wall of windows and French door to the rear patio
- Three skylights, one with remote control operation and shade, add abundant natural light; porcelain tiles finish the floor

Appliances

- Top-of-the-line stainless steel appliances designed for a true chef include: Miele 6-burner gas cooktop beneath a suspended Thermador vent hood; 2 Miele ovens with computerized controls and each with rotisserie; Panasonic microwave; Miele steam oven; Miele dishwasher; GE Monogram built-in refrigerator

Personal Accommodations

Master Bedroom Suite with 2 Bathrooms

- Double doors open from the foyer to this carpeted room with divided light picture window overlooking the rear gardens
- Bathroom 1 in the suite is finished in marble with a fully mirrored wall, a wall of closets, deep soaking tub, and single-sink vanity
- Bathroom 2, adjacent to the suite's entrance to the library, has a marble-topped vanity, shower with tile and glass block, and a wall of closets

Bedroom Suite 2

- Preceded by a vestibule with powder room, this carpeted suite has a large closet, a window overlooking the rear gardens, and en suite bath with granite-topped vanity and tiled shower with frameless glass enclosure

Upstairs Studio (Bedroom 3) & Full Bath

- A sky-lit, all maple staircase, outlined in clear-glass panels, ascends from the family room to this spacious open area, which is currently used as an art studio; features include maple floors and abundant light from 3 operable skylights, all with shades, two large windows, and a bank of side windows
- A bathroom begins with a large vanity with deep sink, honed granite counter, and skylight; a separate room has a tub with overhead shower surrounded in tile
- Plans exist for redefining this space into 2 separate bedrooms plus a study area

Garage and Workshop

- Oversized 2-car, attached garage with adjoining sound-proofed workshop of approximately 585 square feet; features include significant cabinetry, sink counter, an operable skylight and two fixed skylights, plus heating and air conditioning
- Plans exist for redefining this space into a separate apartment with living room, bedroom, and bathroom
-

Other Features

- Luxurious half-bath with Venetian plaster walls, suspended all-glass sink, and black granite floor
- Triple-pane Marvin windows and doors in almost every location
- Two hot water heaters
- Security alarm
- Dual-zone heating and air conditioning
- Laundry room with walk-in pantry, sink, and outside entrance to a front porch
- Copper gutters and downspouts
- Rear brick patio with steps up to terraced gardens intersected with flagstone paths and quiet sitting areas; lush gardens, roses, and mature trees line the paths

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