

ESTATE LIVING IN THE HEART OF WEST ATHERTON



116 ATHERTON AVENUE, ATHERTON

- Fully renovated single-level Atherton estate home
- 4 bedrooms, each with en suite bath, plus an office and half-bath
- Approximately 6,378 total square feet*
 - Main home: . . . 4,360 sf*
 - Guest house: . . . 1,026 sf*
 - Garage: 992 sf**per appraiser
- Cathedral ceilings with inset clerestory windows in many rooms
- Hardwood floors in every room
- Grand living room, formal dining room, gourmet kitchen, family room, plus office
- Large master suite and separate wing with three en suite bedrooms
- Spacious 1-bedroom, 1-bath guest house with full kitchen
- Pool and free-standing spa
- Lot size of approximately .92 acre
- Beautifully landscaped grounds

OFFERED AT \$5,650,000

VIRTUAL TOUR AT www.116Atherton.com

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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



116 Atherton Avenue

Atherton

Public Rooms

Entrance

- A stately wall with electronic automatic gates to the circular paver stone driveway plus a pedestrian gate provide privacy from the street; a fountain, manicured lawn, and gardens with mature trees frame the front of the home

Foyer

- The front door is bordered by side lights with beveled edge glass and set beneath a towering arched transom window; a matching transom appears at the end of the foyer above divided light windows that overlook the rear grounds and pool
- Antiqued travertine tiles finish the floor beneath a barrel-vaulted ceiling with deep crown moldings and beaded chandelier; wainscot paneling and refined millwork add timeless appeal

Living Room

- This grand-scale room is further expanded by a towering cathedral ceiling with exposed center beam and two inset clerestory windows for added light; four tall divided light windows span two walls and oak finishes the floor
- A focal-point, gas-log fireplace is outlined to the ceiling with a limestone mantelpiece

Dining Room

- A cathedral ceiling with inset clerestory window and center beam showcases a dazzling beaded chandelier; sconce lights, wainscot paneling, and hardwood floors are also featured
- Built-in cabinetry with glass fronts and Carrara marble serving counter provide china and glass storage on each side of the room's entrance to the hallway; divided light French doors in the hallway open to the rear terrace

Office

- Past the living room and preceding the master suite is a flexible room ideal for an office; features include deep crown molding and wainscot paneling

Kitchen

- A towering cathedral ceiling with clerestory window and two skylights span this spacious room; richly stained cabinetry is topped with Carrara marble on the perimeter and exotic granite slab on the large center island with counter seating
- A large casual dining area and built-in desk center with filing cabinets are also included

Appliances

- Thermador gas cooktop; 2 Thermador ovens and a warming drawer; GE microwave; KitchenAid dishwasher and 2 Fisher & Paykel dishwasher drawers; Sub-Zero refrigerator

Family Room

- Fully open to the kitchen, this inviting room has a cathedral ceiling with two clerestory windows, a circular iron chandelier, and 5.1 surround sound speakers; French doors open to the pool terrace and rear grounds
- A fireplace is surrounded with a limestone mantelpiece and overhead alcove designed for a flat panel television

Bathroom 1

- Just off the kitchen and family room is a full bath finished in limestone with a single-sink vanity and tub with overhead shower

Powder Room

- Next to the foyer and perfect for guests; features a furniture-style vanity with vessel sink

Mud Room

- Located off the family room and kitchen with access to bath; features customized cubbies and entrance to side driveway

Personal Accommodations

Master Bedroom Suite

- A private foyer in the suite has a wet bar with marble counter, sink, and refrigerator
- The bedroom has a cathedral ceiling with exposed beam, clerestory window, and chandelier; double French doors open to the rear terrace and pool; a large, customized walk-in closet with a skylight adds extra light
- Double doors open to the luxurious all-marble bathroom with heated floor, two skylights, and outside entrance; features include separate vanities, a makeup vanity, deep whirlpool tub, frameless glass-enclosed shower for two, plus a private commode room

Bedroom Suite 2

- A large built-in desk center with overhead cabinetry spans an alcove in this first of three bedrooms located in their own wing off the family room; a customized closet and hardwood floors are featured
- The en suite bath has Calacatta marble on the floor and single-sink vanity plus a tub with overhead shower surrounded with glazed tiles

Bedroom Suite 3

- This bedroom has a wardrobe closet and hardwood floors
- Fossilized limestone slab on the single-sink vanity adorns the en suite bath; a tub with overhead shower is surrounded in limestone tile

Bedroom Suite 4

- A customized closet and hardwood floors are featured in this bedroom located at the end of the wing
- The en suite bath has a basket-weave marble floor, marble single-sink vanity, and tub with overhead shower surrounded in glazed tile; a skylight above the shower adds natural light

Guest House

- The large central living area has oak floors with inlaid feature strips; custom cabinetry and lighted fan define the dining area; custom mirrored cabinetry with an integrated Murphy bed is located in the living area
- Black-and-white tiled floor in the open kitchen complements white cabinetry and black granite slab counters; appliances include a Jenn-Air smooth-surface range, Bosch dishwasher, and Frigidaire refrigerator
- A large, sky-lit, walk-in closet provides ample storage space, and another closet conceals a laundry area
- The bathroom has a skylight and glass-enclosed tub with overhead shower and is finished in black-and-white tile and granite
- A huge bedroom is fully customized for an office with extensive cabinetry on two walls and a full wall of sliding glass doors to a private patio with free-standing spa

Other Features

- Large laundry room with granite counters, sink, and LG washer and dryer
- Security alarm
- Multi-zone heating and air conditioning
- Detached 3-car garage

Grounds

- 2 sets of electronic automatic gates
- Level lawn, manicured gardens, and numerous fruit trees
- Pool with automatic cover
- Free-standing spa convenient to the guest house
- Covered dining pavilion for outdoor entertainment
- Greenhouse and well for irrigation and water storage

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