

ATHERTON GARDEN ESTATE

Welcome to this traditional estate home on a premier street in the heart of central Atherton. Tucked away beyond a gated entrance and tall oaks, the traditional façade of the home presents timeless appeal and enduring character, while beautiful and flourishing vegetable, fruit, and flower gardens surround the home. The floor plan includes a grand living room with fireplace, formal dining room, and a wonderful chef's kitchen with adjoining family room. Personal accommodations comprise a main-level wing with three bedrooms, each with en suite bath, plus a spacious upstairs master suite with adjoining bedroom perfect for an office or nursery. Also adjoining the master suite, and with private outside access, is a fully equipped one-bedroom apartment ideal for staff or extended family. A sparkling pool and a wrap-around deck for outdoor entertaining complete this exceptional estate.



74 MONTE VISTA AVENUE, ATHERTON

- Traditional two-story estate home in central Atherton
- 5 bedrooms, 4 full baths, 2 half-baths, plus adjoining 1-bedroom, 1-bath apartment
- Approximately 6,395 total sq. ft.
 - Main house (includes apartment) . . . 5,622 sf
 - Garage773 sf
- Grand living room, formal dining room, gourmet kitchen, and family room
- Hardwood floors, hand-finished wood-paneled walls, and elegant millwork
- Cathedral ceilings with crossbeams and trusses in many rooms
- Gorgeous grounds with pool, vast level yard, and secret walking paths
- Bountiful gardens include many raised vegetable beds and fruit trees, majestic heritage oaks, and views and privacy afforded by neighboring redwood trees
- Lot size of approximately 1.01 acres (44,036 sq. ft.)
- Menlo Park schools

Offered at \$9,250,000

www.AthertonGardenEstate.com

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

Ranked #70 Nationally by The Wall Street Journal, 2014

Over \$1.5 Billion in Sales

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74 Monte Vista Avenue Atherton

Public Rooms

Entrance

- Towering heritage oak trees and a gated entrance to a paver stone motor court provide privacy from the street; an ivy-covered wall outlines the garage doors and espaliered vines frame a front wall adjacent to the classic portico; dormer windows and wide stone steps enhance the traditional styling

Foyer

- The arched front door, flanked by true divided light windows, opens to an inviting two-story foyer, which introduces oak hardwood floors that continue into the public rooms; walls are paneled and hand-finished with a subtle antiqued finish; a matching effect finishes the doors, all millwork, and even the curtain rods and rings throughout the home
- Just down the hallway, a powder room with pedestal sink serves the main living areas
- Rising to the upper level is a gracious staircase with white balustrades, oak handrail, and oak steps with center carpet and brass rails

Living Room

- Grand, open room and further expanded by a towering cathedral ceiling with an elaborate array of crossbeams and trusses punctuated with spot lighting and a fan; a true divided light picture window with transoms overlooks the side gardens and two sets of matching French doors open to the rear deck
- A focal-point, wood-burning fireplace is outlined in black granite and a wooden mantelpiece hand-carved by a Romanian artisan

Dining Room

- Double French doors open from the foyer to the formal dining room, which has a tall coved ceiling and classic iron chandelier; an expansive window with transom, all with true divided lights, overlooks the front gardens

Family Room & Casual Dining Area

- Double French doors in the foyer open to the spacious family room, fully connecting to a casual dining area and the chef's kitchen; a towering cathedral ceiling unifies the rooms, all with crossbeams and trusses
- Expansive true divided light French doors, matching windows, and transoms open to the rear deck; floor-to-ceiling corner library shelves flank one side while the other side has a corner cabinet with built-in media space
- A wood-burning fireplace is surrounded in natural stone and a chandelier defines a large casual dining area

Kitchen

- A skylight adorns the cathedral ceiling with crossbeams and trusses above a large island with granite countertop and integrated brass towel bar on three sides; on the perimeter, custom oak cabinetry is topped in Corian with tiled backsplashes; a deep bay window, with views of the rear grounds, is positioned above the sink
- Breakfast bar seating is incorporated into a peninsula counter and a walk-in pantry provides abundant storage space
- A large barbecue with ceramic briquettes and rotisserie is surrounded entirely in tile and set beneath a commercial-quality vent hood

Appliances

- All stainless steel, including: Wolf gas cooktop with 4 burners and griddle; 2 Thermador ovens; Miele microwave; Miele dishwasher; Miele espresso center; Miele refrigerator; apron sink with instant hot water

Personal Accommodations

Bedroom Suites 1 & 2 (main level)

- These two carpeted suites are connected by a shared walk-in closet with wall of customized space (currently used for office functionality) concealed with mirrored sliding doors
- Bedroom 1 has a wall of custom cabinetry with integrated media area and a Dutch door to the rear garden; bedroom 2 also has an outside entrance plus a fully mirrored wall with integrated door to a walk-in closet
- Each bedroom has an en suite tiled bath, one with shower and outside entrance to the pool and one with tub and overhead shower

Bedroom Suite 3 (main level)

- Perfect as a guest suite with carpet, large closet with mirrored doors, and en suite bath with glazed tile floor and single-sink vanity plus tub with overhead shower surrounded in tile and enclosed with glass doors

Master Bedroom Suite (upper level)

- Preceding the master suite at the top of the stairs is a spacious landing area with skylight and ceiling fan; the bedroom has oak hardwood floors and a cathedral ceiling with crossbeams and trusses plus a fan and spot lighting; double French doors with true divided lights open to a private balcony
- A gas-log fireplace with cast stone mantelpiece is flanked by concealed closet space
- A large dressing room, with custom built-ins, plus a walk-in closet adjoins the master bath, bedroom 5, and the apartment
- The master bath is finished in marble and has two separate vanities, a heated towel bar, heated floors, whirlpool tub, steam shower for 2, and a private commode room

Bedroom 5 (upper level)

- Adjoining the master suite, this flexible room is ideal for a nursery or office; features include built-in cabinetry and wardrobe space plus a staircase to walk-in attic storage

Apartment

- Accessed from the master dressing room or an outside staircase beside the garage; hardwood floors extend throughout
- The living/dining area has a tall vaulted ceiling with fan, gas-log fireplace, and loft; the open kitchen, with butcher-block island bar, has white cabinetry topped in tile, a GE electric range and microwave plus a GE refrigerator
- The bedroom has a cathedral ceiling with fan and a double-door closet plus generous storage areas; the tiled bathroom has a tub with overhead shower; also featured are laundry hookups for a stacked washer and dryer

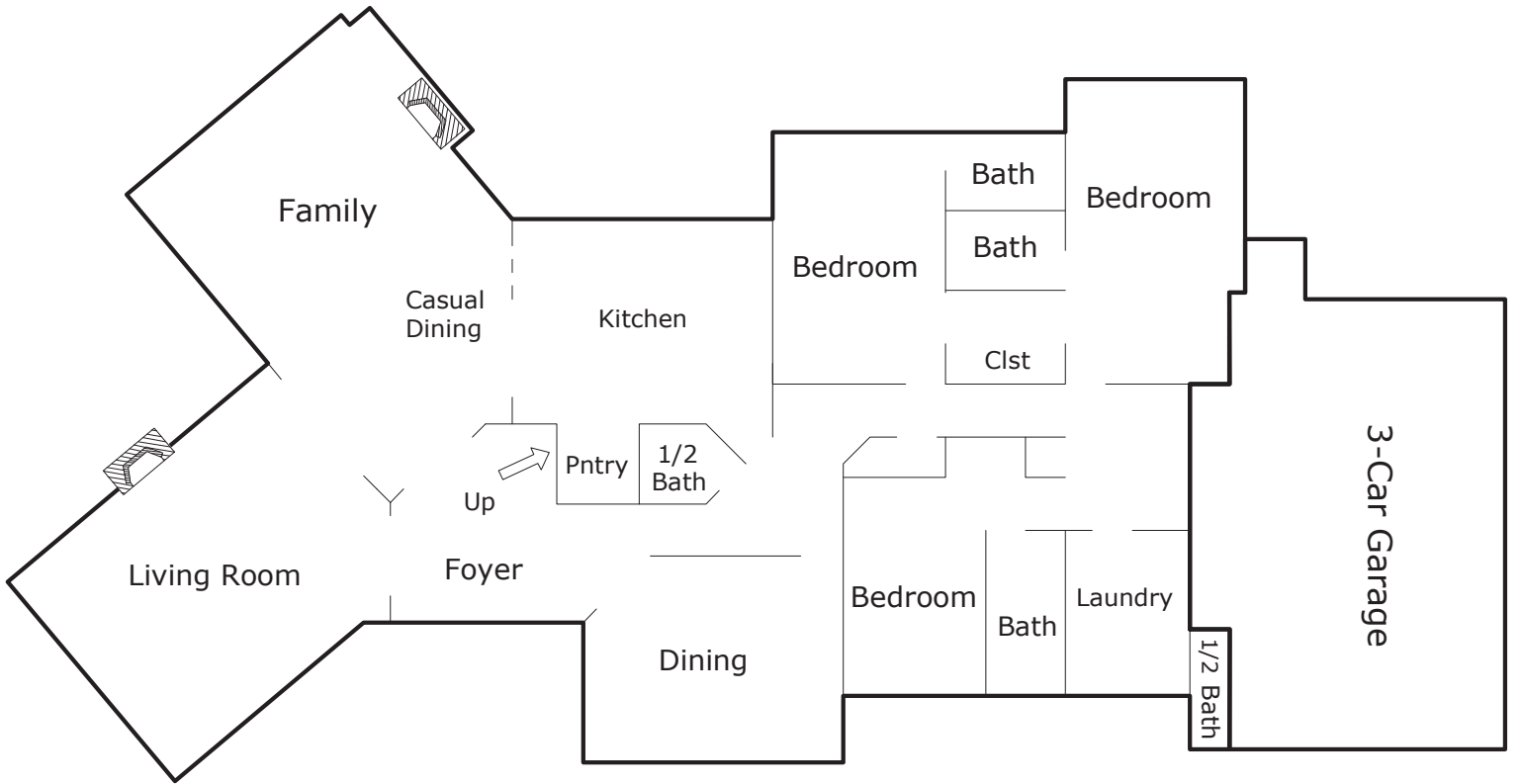
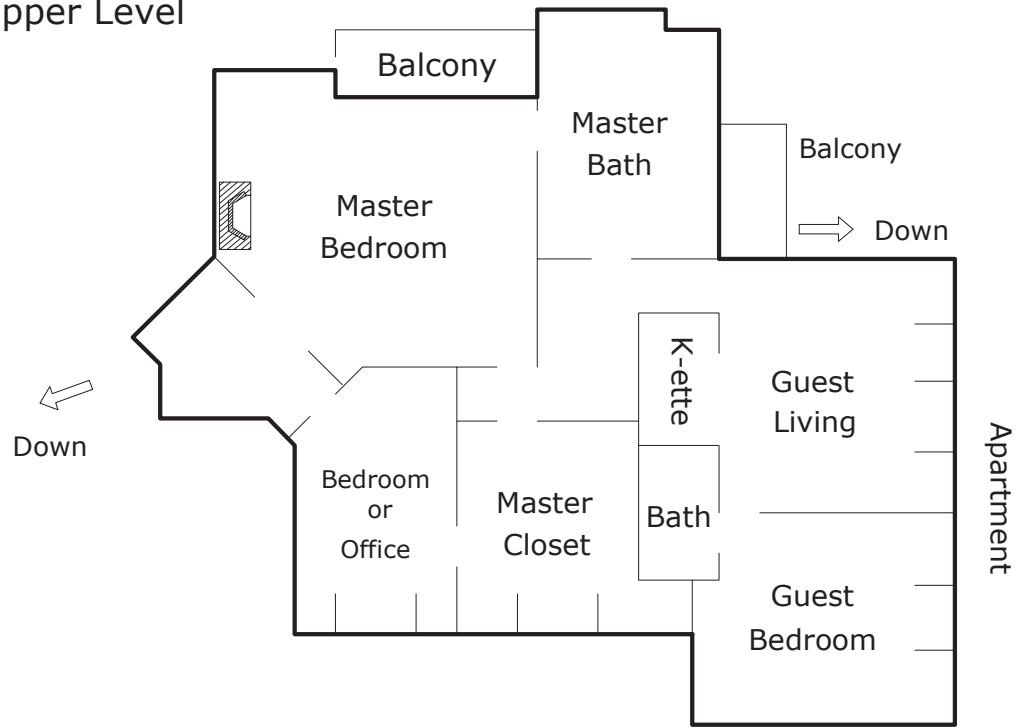
Other Features

- Large laundry room with sink and abundant cabinetry
- Security alarm
- Two zones of heat plus air conditioning on the upper level
- Attached 3-car garage with 2 entire walls of built-in cabinetry plus a half-bath

Grounds

- Electronic gated entrance
- Pool with automatic cover
- Level lawn on the side and rear of the home along with secret walking paths tucked behind tall perimeter trees and hedges
- Entered through rose-covered arbors is a tremendous fruit and vegetable/flower garden with many raised and irrigated beds and numerous fruit trees
- Huge wrap-around deck with built-in seating benches

Upper Level



Front of House

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.