

NATURAL BEAUTY IN PORTOLA VALLEY

Nestled among mature redwood, birch, and Japanese maple trees, this perfectly appointed home offers a peaceful and verdant retreat. Located on a quiet cul-de-sac in Central Portola Valley, this two-story home features four bedrooms and three full baths. The gracious living areas include a spacious living room with vaulted, open-beam ceiling, an open, updated kitchen and dining area, and a separate family room with built-in entertainment center. Multiple large picture windows, skylights and decks emphasize the surrounding natural beauty and allow for an indoor-outdoor lifestyle. Conveniently located within walking distance to the Portola Valley Town Center and top-rated Portola Valley schools.



4 PORTOLA GREEN CIRCLE, PORTOLA VALLEY

- 4 bedrooms and 3 full bathrooms
- Approximately 2,692 sq. ft.* of living space on a lot of approximately one-quarter acre
- Spacious living room with vaulted, open-beam ceiling, skylights and sliding glass door to a deck
- Open, updated kitchen with built-in pantry cabinets, stainless steel appliances, granite countertops
- Dining area with built-in sideboard, skylights, and sliding glass door to a spacious deck
- Separate family room with built-in entertainment center and French doors to patio area and driveway
- Master suite featuring vaulted ceiling with skylight and sliding door to balcony with circular staircase
- Peaceful setting nestled under mature, verdant trees
- Detached 2-car garage (Approximately 498 sq. ft.*)
- Top-rated Portola Valley schools

Offered at \$2,150,000

www.4PortolaGreen.com

**HUGH
CORNISH**

www.HUGHcornish.com

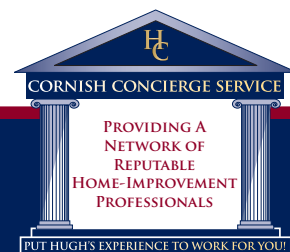
#1 Agent, Menlo Park – El Camino Office, 2014
Ranked #70 Nationally by The Wall Street Journal, 2014
Over \$1.5 Billion in Sales

* Per property appraisal

650.566.5353
hcornish@cbnorcal.com

CalBRE# 00912143

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4 Portola Green Circle

Portola Valley

Entry

- Partially covered deck with built-in bench
- Entry foyer with large coat/storage closet

Living Room

- Open-beam vaulted ceiling with skylights
- Brick fireplace surround and hearth
- Sliding glass door to deck
- Separate office space
- Translucent glass pocket door separates living room from office

Dining Room

- Vaulted ceiling
- Large picture windows and skylights
- Built-in sideboard and storage cabinets
- Sliding glass door to deck

Kitchen

- Updated with built-in pantry cabinets, granite counters, and stainless steel appliances
- Wolf 5-burner gas range
- Wolf convection oven
- Bosch dishwasher
- GE Profile microwave
- KitchenAid side-by-side refrigerator
- Translucent-glass pocket door separates kitchen from family room

Family Room

- Built-in entertainment center and bookshelves
- French door with sidelights provides access to driveway
- Picture windows and large storage closet with built-in organizers

Master Bedroom

- Vaulted ceiling with skylight
- Walk-in closet and second closet, both with built-in organizers
- Sliding glass door to balcony with spiral staircase to driveway

Master Bathroom

- Marble floor and dual-sink vanity
- Stall shower with marble surround, dual showerheads, and built-in bench
- Vaulted ceiling with two skylights
- Separate water closet

Bedrooms 2 and 3

- Vaulted ceilings with skylights
- Large windows and closets with built-in organizers

Upstairs Hall Bath

- Vaulted ceiling with skylights
- Marble floor and single-sink vanity
- Shower over spa tub with subway and decorative tile surround

Bedroom 4/Office

- Separated from bonus room/laundry area by pocket doors
- Large picture window

Downstairs Hall Bath

- Stall shower with glass tile surround
- Granite-topped, single-sink vanity

Grounds

- Verdant, lush, mature trees and landscaping surround the property
- Multiple decks with outdoor seating areas
- Decomposed granite walkways around property
- Automatic drip irrigation system

Additional Features

- Hardwood and slate tile floors in living areas, wall-to-wall carpeting in the bedrooms
- Radiant heating under slate floors in family room, bedroom 4 and office area
- Integrated, built-in speaker system in dining room, office, master bedroom, and family room
- 2-car detached garage with built-in shelving
- Within walking distance to Roberts Market, Portola Valley Town Center, Portola Valley schools, hiking/biking trails, and open space preserve
- Top-rated Portola Valley schools

Disclosure Package Available Upon Request

Listed by Hugh Cornish, DRE #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 Portola Valley Planning and Building Department. Buyer shall verify square footage of lot and all structures. Buyer shall verify attendance at local schools.