

STUNNING WESTERN HILLS VIEWS

Perched atop a hill on a quiet cul-de-sac in Central Portola Valley, this completely remodeled one-level traditional home has stunning views of the western hills from virtually every room. The beautiful home features four bedrooms, three full bathrooms, formal living room, dining room, kitchen and family great room, and separate recreation room/theatre. Surrounded by mature trees, the private rear yard features a flagstone patio, Pebble Tec freeform pool with beach entry, and spa. Located within walking distance of Portola Valley Town Center, hiking trails, and top-rated Portola Valley schools.



35 ADAIR LANE, PORTOLA VALLEY

- 4 bedrooms and 3 full bathrooms
- Approximately 3,581 square feet of living space on approximately 1.08 acres
- Formal living room with vaulted, open-beam ceiling, marble surround wood-burning fireplace, and French doors overlooking the western hills
- Separate dining room with decorative tray ceiling and picture windows
- Updated kitchen with stainless steel appliances, large center island, granite countertops, vaulted ceiling with skylights, and French door access to arbor-covered flagstone patio
- Great room open to kitchen with built-in bookshelves and cabinets, wood-burning fireplace, and breakfast nook with large picture windows
- Recreation room/theatre featuring vaulted ceiling and French door access to back patio/pool area and garage
- Master suite featuring vaulted ceiling, walk-in closet, and French door access to a private, secluded deck and the back patio/pool area
- Peaceful setting nestled under mature, verdant trees
- Detached 2-car garage (approximately 530 square feet)
- Top-rated Portola Valley schools

Offered at \$4,995,000
www.35Adair.com

#1 Agent, Menlo Park – El Camino Office, 2014

Ranked #99 Nationally by *The Wall Street Journal*, 2015

Over \$1.5 Billion in Sales

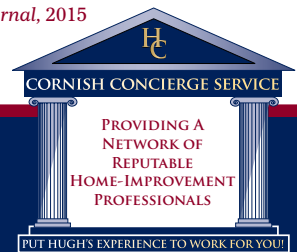
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35 Adair Lane, Portola Valley

Interior

Entry

- Flagstone walkway leads to covered front porch entry
- Entry hall with access to living room, dining room, and French doors to back patio/pool area

Living Room

- Open-beam vaulted ceiling
- French doors with side lights and transom windows offer access to arbor covered flagstone patio with views of the western hills
- Wood-burning fireplace with marble hearth, surround, and carved mantle

Dining Room

- Decorative tray ceiling
- Large picture windows overlooking front yard and western hills

Kitchen

- Updated with granite counters, central island with prep sink and bar seating, stainless steel appliances, and French door access to an arbor covered flagstone patio
- Vaulted open-beam ceiling with skylights
- Viking 4-burner gas range with griddle and Viking exhaust hood
- Viking double wall ovens
- Viking wine refrigerator
- Bosch dishwasher
- GE Profile microwave
- Viking side-by-side refrigerator

Family/Great Room

- Vaulted ceiling and built-in bookshelves and cabinets
- Wood-burning fireplace with tiled hearth and carved mantle
- Breakfast nook with large picture windows overlooking front yard

Recreation Room/Theater

- Vaulted open-beam ceiling and tile floor
- French door access to garage/driveway and back patio/pool area

Master Bedroom

- Vaulted open-beam ceiling
- Walk-in closet with built-in organizers
- French door access to secluded, private deck and back patio/pool area

Master Bathroom

- Vaulted, open-beam ceiling with 2 skylights
- Soaking tub with decorative ceramic tile surround and 2 picture windows
- Stall shower with ceramic tile surround and overhead rain shower
- Granite dual sink vanity
- Separate water closet
- French door access to back patio/spa area

Bedrooms 2 and 3

- Large picture windows overlooking front yard and western hills
- Walk-in closets and ceiling fans

Shared Hall Bath

- Vaulted ceiling with skylight
- Ceramic and decorative glass tile tub with shower surround
- Granite dual sink vanity

Bedroom 4

- Large picture window overlooking front yard and western hills
- Ceiling fan

Guest Hall Bath

- Glass tile tub with shower surround
- Floating vanity and shelf

Laundry Room

- Built-in storage cabinets, tile counter and stainless steel sink
- Built-in drying rack
- Maytag Atlantis washer and dryer

Exterior

- Mature trees and verdant landscaping surround the property, creating a private oasis
- Front deck set into hillside below front of home offers gorgeous views of the western hills

- Flagstone patio with freeform pebbletech pool with beach entry, spa, and separate, raised natural water feature in back yard
- Lush lawn and garden area in back yard
- Multiple flagstone patios offering spectacular views of the western hills

Additional Features

- Hardwood floors throughout most of the home, tile floor in recreation room
- Integrated Boston sound system including surround sound in recreation room and speakers in family room/kitchen, living room, back patio, and front of house
- ADT Alarm system
- Pozzi dual-pane windows, Hoppe dual-pane French doors and side lights, and Hunter Douglas shades throughout
- 2-car detached garage
- 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. 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 Building Department. Buyer shall verify square footage of lot and all structures. Buyer shall verify attendance at local schools.