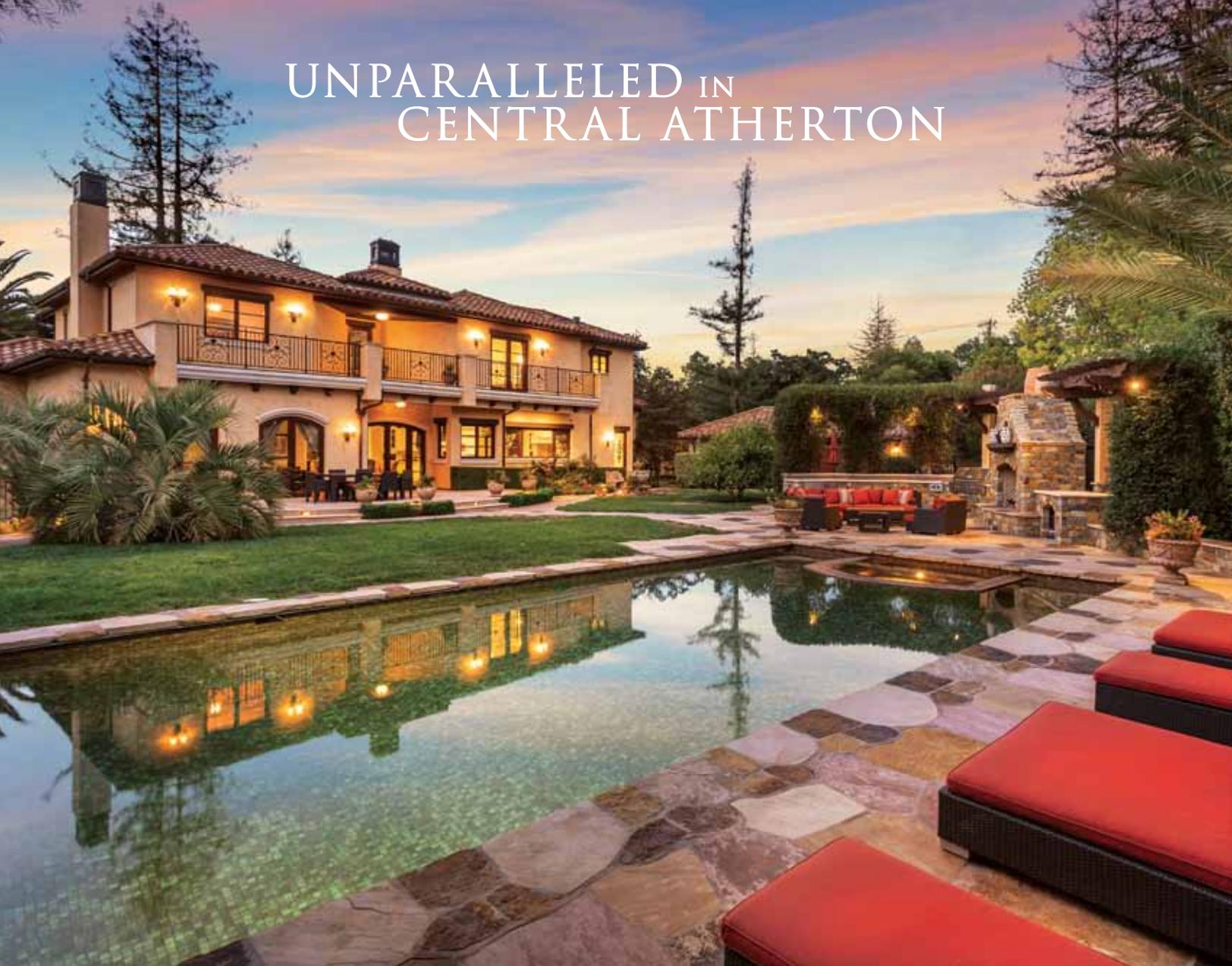


UNPARALLELED IN CENTRAL ATHERTON



247 ATHERTON AVENUE, ATHERTON

Offering unparalleled distinction, this estate property was built in 2007 with inspiration from villas in the European countryside. Presiding over formal grounds of approximately one acre, the home's Mediterranean style is immediately apparent with its tiled roof, wrought iron accents, and a tiered fountain outlined in mosaics at the front entrance. Inside, the timeless allure combines the consummate appeal of modern luxury with everything imaginable for the quintessential California lifestyle. The property is sophisticated for hosting gatherings of any size, yet decidedly warm and welcoming for everyday living. Hand-hewn hardwood or antiqued limestone tiles finish the floors of every room, ceilings are architecturally detailed, and graceful arches span room openings, windows, and French doors. The property also includes imported Italian tile exquisitely set by master craftsmen for a very unique old-world charm.

Arranged over three levels, lavish amenities are plentiful including an approximately 2,000-bottle wine cellar and adjoining private tasting room, a full bar for entertaining, large movie/recreation area including a 100-inch state of the art, 3D-movie quality TV, and numerous surround sound speakers. The house is fully wired with a Homeworks fully integrated audio, video and data system powered by a Crestron control system with digital displays in key areas of the home. Five sumptuous bedrooms, including four with en suite bath upstairs, plus a main-level bedroom are complemented by a fully equipped one-bedroom guest house, also ideal for extended family members. Outside, the grounds are perfectly appointed for resort living with a pool, spa, fireplace terrace, and outdoor kitchen with a sunken flat-panel TV. Completing the appeal of this special property is its premier location in the heart of central Atherton – one of the most exclusive cities in the country.

AT A GLANCE

- Three-level European villa built in 2007
- Total of 6 bedrooms, library, 7 full baths, and 2 half-baths
- Main residence with 5 bedrooms, including 4 bedroom suites upstairs and a main-level bedroom, 5 full baths, and 2 half-baths
- Guest house with 1 bedroom, 1 bath, fireplace, and kitchen
- Detached 4-car garage with full bath for use from the pool
- Gated front pedestrian entrance and driveway entrance on a side street
- Approximately 8,932 total square feet (per appraiser, buyer to confirm)
 - Main home: 7,555 – Guest house: 516
 - Main level: 2,826 – Garage: 861
 - Upper level: 2,390
 - Lower level: 1,897
 - Balconies: 442
- Main level with formal entry, paneled library, grand living room, formal dining room, tremendous gourmet kitchen and adjoining family room, plus bedroom and two half-baths
- Upper-level master bedroom suite plus 3 additional bedrooms, each with en suite bath
- Lower level has a full bar, recreation/media room, full bath, plus temperature-controlled wine cellar and tasting room
- Hand-hewn hardwood or antiques limestone flooring throughout
- Resort-inspired grounds with fireplace, barbecue kitchen, bocce court, pool, and spa
- Fully integrated Audio/Video/Data Crestron System
- Approximately one acre (41,128 square feet) of formal, beautifully landscaped grounds
- Menlo Park schools

Price upon request

FORMAL PUBLIC ROOMS

FOYER

A deep portico with overhead balcony terrace has wrought iron sconce lighting and a matching chandelier; the double front doors are custom designed with an inlay of iron and glass; the spacious foyer is finished with Versailles-patterned antiqued limestone with a mosaic floor medallion; sight lines through to the rear grounds are viewed through arched French doors beyond the casual dining area; the all-wood staircase, off to one side, spans all three levels

LIVING ROOM

Elegant and formal, the living room has a coved tray ceiling and a glass-enclosed, gas-log fireplace with honed marble mantelpiece flanked by Palladian French doors leading to a private fountain courtyard on the side of the home; hand-hewn hardwood finishes the floor and continues into the adjacent dining room

DINING ROOM

Grand in scale, this formal venue has a coved tray ceiling with two iron pendant lights and built-in china and crystal storage on two walls, one with a marble serving counter and sink

EVERYDAY LIVING

LIBRARY

Handsomely paneled on two walls, the custom cabinetry integrates a desk center, extensive library storage, and a media area; two sets of arched French doors open to the front grounds and a glass-enclosed, gas fireplace is surrounded to the ceiling in limestone; Versailles-patterned limestone flooring

KITCHEN

Antique glazed ivory cabinetry surrounds a contrasting island with breakfast bar seating, all topped in granite slab, with honed limestone subway-set tile backsplashes; a detailed mosaic tile medallion above the cooking center; a barrel-vaulted ceiling matches the graceful arches of the room openings; a built-in desk center and walk-in pantry are also featured

APPLIANCES

Viking gas cooktop with 6 burners and grill; 2 Viking ovens and microwave; Viking dishwasher; 2 Fisher & Paykel dishwasher drawers; Viking wine cooler; Miele espresso center; Viking refrigerator with cabinet panels

FAMILY ROOM

Fully open to the kitchen, just beyond the casual dining area in the extended foyer, the family room has hand-hewn hardwood flooring and hewn ceiling beams; an elevated, glass-enclosed gas fireplace with cast stone mantelpiece is next to a wall of custom cabinetry designed for media needs; two sets of arched French doors open to the rear grounds

BEDROOM 5 (MAIN-LEVEL)

Privately located near the family room; features include windows on two walls and a center light

RECREATION/MEDIA ROOM (LOWER LEVEL)

Antiqued limestone tiles set in a Versailles pattern extend throughout the lower level; the recreation/media room includes a full wall of custom cabinetry with 100-inch 3D television and arched French door with sidelights to a light well patio

BAR (LOWER LEVEL)

Adjoining the recreation room is a full bar with gorgeous red marble countertops and full-height backsplashes, seating on two sides, and a backdrop of back-lit solid onyx; appliances include a stone-front apron sink, full-sized Sub-Zero refrigerator, Fisher & Paykel dishwasher drawer, and KitchenAid microwave

WINE CELLAR AND TASTING ROOM (LOWER LEVEL)

A barrel-vaulted ceiling with chandelier define the dining area preceding the wine cellar; iron and glass panels accent the door and matching windows opening to the fully customized, temperature-controlled wine cellar; capacity approximately 2,000 bottles

BATHROOM (LOWER LEVEL)

A full bath has a marble-topped vanity, limestone flooring and wainscot, and a limestone rainspout shower with frameless glass enclosure

UPSTAIRS PERSONAL ACCOMMODATIONS

MASTER SUITE

The master bedroom has a tray ceiling with chandelier, an elevated gas fireplace with concealed overhead television, and French doors to a private terrace; a dressing area with built-in cabinetry precedes a customized walk-in closet; the en suite bath in marble and limestone offers a dual-sink vanity, steam shower with rainspout and handheld sprays, whirlpool tub, and private commode room

BEDROOM SUITES 2 AND 3

Two large suites, each with walk-in closet and identical en suite bath finished in blue marble and tile with whirlpool plunge tub and separate shower; one bedroom also has a built-in desk center and banquette seating

BEDROOM SUITE 4

This spacious bedroom has a sitting area, full wall of customized closet space, and en suite bath with marble vanity and frameless, glass-enclosed shower in travertine tile and mosaics

GUEST HOUSE

- Living room has whitewashed oak flooring, a gas fireplace, and wall-mounted television screen
- Separate kitchen has custom cabinetry topped in black granite, a KitchenAid microwave, Fisher & Paykel dishwasher drawer, and mini Sub-Zero refrigerator
- Bedroom with walk-in closet and Carrara marble and black granite bath with whirlpool tub and shower

THE GROUNDS

- Electronic pedestrian gate on Atherton Avenue and driveway gate on Monte Vista Avenue
- Formal grounds at the front entrance are spanned by level lawn on each side of a wide flagstone path; at the center, a large circular tiered fountain is outlined with Spanish-inspired mosaic tiles
- Pool and spa with automatic cover
- Vast terrace of Arizona flagstone with focal-point, wood-burning fireplace and integrated outdoor kitchen with sunken flat-panel television; travertine serving counter with sink and suite of Viking appliances, including barbecue, 2-burner gas cooktop, warming drawer, ice maker, and refrigerator
- Custom playground and expansive level lawn that wraps around the entire home
- Numerous palm trees and mature perimeter foliage for added privacy

OTHER AMENITIES

- Formal powder room with limestone tiled walls and mosaic border, granite console sink with vessel sink, and sconce lighting
- Half-bath, adjacent to the main-level bedroom, has harlequin-tiled wainscot and coordinated tiled flooring, a marble-topped vanity, and stone vessel sink
- Main-level laundry/mudroom, with outside entrance, offers granite-topped custom cabinetry, an apron sink, and stacked Bosch washer and dryer
- Upstairs laundry closet with Kenmore washer and dryer
- Detached 4-car garage has significant built-ins and adjoining outside bathroom for use from the pool; fully mosaic tiled flooring and walls, console vessel sink, and shower
- Distributed audio system inside and out, including 5.1 surround sound in the recreation/media room and in the master suite
- Fully integrated Audio/Video/Data Crestron System
- Security alarm
- Large storage room on the lower level
- Natural gas powered Coleman Emergency Backup Power Station CT500
- Whole-house water softener



For more information and photos, please visit

www.247Atherton.com

HUGH CORNISH

650.566.5353

hcornish@cbnorcal.com

CalBRE# 00912143

hughcornish.com



VALERIE SOLTAU

650.464.3896

valeriesoltau@gmail.com

CalBRE# 01223247

valeriesoltau.com

