

BEAUTIFULLY REMODELED PORTOLA VALLEY HOME

Located on a quiet tree-lined street, this beautifully remodeled 4-bedroom, 3.5-bath home is brimming with sophistication and class. The single-level floor plan has a timeless ambiance and classic appeal with an elegant formal living room with a pass-through gas fireplace to the kitchen, a temperature-controlled wine room, and a separate family room with wood-burning fireplace and access to the backyard. The chef's kitchen is finished with custom cabinetry and gleaming granite counters including a central island with breakfast bar seating under a large skylight. An adjoining dining area has French doors to the backyard. The spacious master suite features a full wall of custom wardrobe cabinets, a walk-in closet, and en suite bath finished in Calacatta marble. A lovely backyard with paver stone patios, hot tub, lush lawn, and gravel seating area completes this impressive property.



255 CORTE MADERA ROAD, PORTOLA VALLEY

- Completely remodeled one-story home with formal living room, chef's kitchen with adjoining dining area, separate family room, wine cellar, master bedroom suite, two bedrooms that share a bath, an additional guest suite with private entrance, and a powder room off the entry foyer
- Approx. 2,870 sq. ft. of living space plus a 485-sq.-ft. detached 2-car garage with electric car charging station
- Lovely private backyard with paver-stone patios, lush lawn, gravel seating area, and hot tub
- Approx. 10,396-sq.-ft. corner lot with views of Windy Hill; located near Roberts Market, Windy Hill Preserve, and Town Center
- Excellent Portola Valley schools

www.255CorteMadera.com

Offered at \$3,199,000

**HUGH
CORNISH**

www.HUGHCORNISH.COM

650.566.5353
hcornish@cbnorcal.com

CalBRE# 00912143

This information was supplied by Seller and/or other sources. Broker believes this information to be correct but has not verified this information and assumes no legal responsibility for its accuracy. Buyers should investigate these issues to their own satisfaction. Information deemed reliable, but not guaranteed. If your home is currently listed for sale, this is not a solicitation of that listing. Photography by Cherie Cordellos. ©Marketing Designs, Inc. 650.802.0888/marketingdesigns.net

Top 1% Internationally – Coldwell Banker

Ranked #131 Nationally by *The Wall Street Journal*, 2016

Over \$1.8 Billion in Sales



PUT HUGH'S EXPERIENCE TO WORK FOR YOU!

255 Corte Madera Road, Portola Valley

Public Rooms

Foyer

Slate tile steps lead into the foyer, which introduces rich walnut flooring that flows throughout the home; a custom brass lantern chandelier illuminates the entry, which features a powder room with marble vanity and grass cloth walls

Living Room

Floor-to-ceiling windows with French doors open to slate tile steps that lead to the front garden; high box-beam ceiling with custom crystal chandelier; pass-through gas fireplace to the kitchen with slate hearth and surround flanked by display shelves and cabinetry

Kitchen

Beautifully appointed chef's kitchen featuring custom white and glass-front cabinetry topped in granite slab; center island featuring custom black cabinetry with wine storage, also topped in granite slab with prep sink under a large skylight, and breakfast bar seating with pendant lighting; pass-through gas fireplace from living room with stone tile hearth and surround

Stainless Steel Appliances

Thermador 4-burner range with griddle and built-in oven; Thermador microwave and wall oven; Thermador refrigerator and freezer with cabinet panels, Thermador dishwasher with cabinet panels

Dining Area

Adjacent to chef's kitchen with candle chandelier; French doors with sidelights access the backyard via slate tile steps; step-down access to family room

Family Room

Step down from dining area to plush wall-to-wall carpeting; vaulted ceiling with custom lantern chandelier; large picture window and sliding glass door to backyard; wood-burning fireplace with slate hearth and surround

Wine Cellar

Temperature-controlled room with full glass wall and door; located in entry hallway near living room and kitchen; storage capacity of 200+ bottles and 4 magnums

Personal Accommodations

Master Bedroom Suite

Spacious suite with raised ceiling, custom wainscoting, and crystal chandelier; French doors with sidelights that lead to slate steps and the backyard; full wall of custom built-in wardrobe closets in hallway with skylight and separate walk-in closet with built-in organizers; en suite bath finished in Calacatta marble featuring a dual-sink vanity, custom cabinetry, counter-to-ceiling mirrors on two full walls, frameless, glass-enclosed stall shower with marble bench, and separate commode room

Bedrooms 2 and 3

Both bedrooms feature closets with built-in organizers; one bedroom overlooks the front garden; one bedroom includes a built-in desk with shelving; both bedrooms share the Jack and Jill bathroom with marble dual-sink vanity, full wall counter to ceiling mirror, herringbone-patterned porcelain tile floor, and separate room with commode and tub and shower with tile surround

Guest Suite

Private entrance through French door from courtyard behind garage; located off family room next to laundry room/mudroom entrance; wall-to-wall carpeting; walk-in closet with built-in organizers, en suite bath with marble single-sink vanity, tub and shower with ceramic tile surround and sliding glass door enclosure

Other Features

- Laundry room with French door entrance from garage courtyard; GE Profile washer and dryer; built-in cabinetry, folding counter, and drying rack
- Dual-zone heating with air conditioning
- Integrated sound system with built-in speakers in some rooms
- Front yard garden behind privacy hedge with paver stone walkway from garage and driveway
- Private backyard bordered by oak trees features three paver stone patios, a hot tub, lush lawn with lemon tree, and a gravel section ideal for fire pit or seating area
- Detached 2-car garage with loft storage and electric car charger
- Excellent 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.