

EXCEPTIONAL LOCATION ON A QUIET CUL-DE-SAC

Waiting you at the end of a quiet West Atherton cul-de-sac and down a private tree-lined drive is this beautiful garden estate. Surrounded by mature maple, magnolia, and redwood trees, this exclusive property provides privacy yet its prime location is in close proximity to the Menlo Circus Club and minutes from downtown Menlo Park. This well-maintained mid-century modern ranch home with vaulted ceilings and expansive windows allows for ample sunlight and views of the verdant setting from every room. Featuring 5 bedrooms and 5 full bathrooms, this home includes a large master suite with attached sitting room, a formal living room, separate family room with wet bar, formal dining room, and eat-in kitchen. Amenities of the property include an in-ground pool with diving board, covered pool cabaña, and access to Las Lomitas schools.



93 COGHLAN LANE, ATHERTON

- Prime location on a quiet West Atherton cul-de-sac
- 5 bedrooms and 5 full bathrooms; approximately 3,500 square feet
- Well-maintained mid-century modern ranch home
- Vaulted ceilings and expansive windows throughout
- Formal living room, formal dining room, separate family room with wet bar, and eat-in kitchen with breakfast nook
- 4 bedrooms and 3 bathrooms, including master suite with attached sitting room in one bedroom wing
- 1 bedroom and 1 bathroom located on opposite side of house
- Hardwood floors in the living areas and new carpet in all bedrooms
- Pool and covered pool cabaña
- Detached 2-car garage
- Flat lot of .99 acre (43,433 square feet) with beautiful gardens
- Excellent Las Lomitas schools

www.93Coghlan.com

Offered at \$7,250,000

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Top 1% Internationally – Coldwell Banker

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

Over \$1.8 Billion in Sales



93 Coghlan Lane, Atherton

Public Rooms

Entry

Front door with frosted glass sidelight, transom window, opalescent globe light fixture, and coat closet; oak hardwood flooring

Dining Room

Located just off the front entry with vaulted ceiling, opalescent globe light fixture, floor-to-ceiling windows, and wall-to-wall carpeting; access door to kitchen

Living Room

Vaulted ceiling and floor-to-ceiling windows; wood-burning fireplace featuring floor-to-ceiling brick façade with built-in shelving; oak hardwood flooring

Family Room

Brick wall with built-in shelving; built-in storage cabinets on one wall; floor-to-ceiling windows with sliding glass door to back patio; pass-through wet bar to kitchen; oak hardwood flooring

Kitchen

Linoleum flooring and Formica counters; breakfast nook with sliding glass door to back patio; utility/storage closet and large pantry closet with storage built into the doors

Appliances

Dacor 5-burner gas cooktop, self-cleaning double wall oven, and Maytag dishwasher

Personal Accommodations

Hallway

Wall-to-wall carpeting; ample storage closets; skylight

Bedroom 1

Built-in closet and bureau; window overlooking side yard; wall-to-wall carpeting

Bathroom 1

Single-sink vanity with glass tile accents; shower over tub with tile surround

Bedrooms 2 and 3

Built-in closets and bureaus; windows overlooking side yard; wall-to-wall carpeting; shared dual-accessed bathroom

Bathroom 2

Dual-access bathroom between bedrooms 2 and 3; dual-sink vanity with glass and ceramic tile accents; stall shower with tile floor and surround

Master Bedroom

Spacious room with floating bureau and large window overlooking pool and patio; wall-to-wall carpeting; adjacent den with shelving on one wall, brick façade wood-burning fireplace with built-in shelving, and floor-to-ceiling windows with sliding glass door to patio and pool area

Master Bath

Dressing room with 2 skylights, built-in storage, dual-sink vanity, and walk-in closet; soaking tub and stall shower with glass and ceramic tile accents and separate commode room

Bedroom 5

Located on opposite side of house adjacent to kitchen and laundry room; wall-to-wall carpeting; window overlooking side garden

Bathroom 4

Adjacent to Bedroom 5 and the laundry room; tiled single-sink vanity; stall shower with ceramic surround and glass enclosure

Grounds

Beautiful gardens surrounded by mature maple, magnolia, and redwood trees; spacious lawn area; cement patio adjacent to kitchen and family room; in-ground pool with cement deck, diving board; covered cabaña with two dressing rooms; two additional dressing rooms and a full bath all with outdoor access convenient to pool

Other Features

- Laundry room/mudroom entrance from back patio adjacent to garage
- Dual-zone central air conditioning
- Integrated vacuum system
- Detached 2-car garage with transom windows, built-in storage closets, and automatic door
- Automatic sprinkler system
- Spacious yard has level lawn, walking paths, flowering gardens, and a perimeter of mature trees

- Glass greenhouse
- Spacious motor court and separate, gated RV parking
- Tree-lined driveway at the end of a cul-de-sac
- Top-rated Las Lomas 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 The Town of Atherton Building Department. Buyer shall verify square footage of lot and all structures. Buyer shall verify attendance at local schools.