

Complete Privacy on Almost 14 Acres

Incredible Views of San Francisco Bay, Coastal Mountains, and Open Space



12 ARASTRADERO ROAD, PORTOLA VALLEY

This unique property is truly a once-in-a-lifetime opportunity offering complete privacy and totally unobstructed views. Situated at the end of a private road, this magnificent estate has spectacular views of Arastradero Preserve open space, San Francisco Bay, and the coastal hills. There are two separate parcels, an existing 5-bedroom, 4-bath home of approximately 3,668 square feet, and a pool.

Though centrally located in Portola Valley, the property is part of unincorporated Santa Clara County. Any new construction is subject to review by the Santa Clara County Planning Department and not subject to the Town of Portola Valley's architectural review or square footage limitations.



TOTAL ACREAGE: 13.84 ACRES

Zoning*:

- Property is located in unincorporated Santa Clara County
- 2 adjacent lots, both zoned Hillside (HS), to be sold as a unit
- Santa Clara County jurisdiction for Building Site Approval
- Once approval is received, there are no square footage limitations on what can be built
- Setbacks: Front, side, and rear: 30 feet
Height: 35 feet, 3 stories

School District:

- Palo Alto School District
 - Lucille Nixon Elementary School (K-5)
 - Terman Middle School (6-8)
 - Henry M. Gunn High School (9-12)

Offered at \$16,000,000

For additional photos and information, please visit
www.12Arastradero.com

* Buyer to confirm with Santa Clara County

**HUGH
CORNISH**
CalRE#00912143



650.566.5353
hcornish@cbtnorcal.com
www.HughCornish.com



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