

SPACIOUS RANCH HOME IN A TRANQUIL SETTING

Welcome to this desirable one-story ranch home in the heart of central west Menlo Park. Situated on a tree lined street, this 3-bedroom, 2-bath home offers tranquility from the fast pace of Silicon Valley. The open floor plan features a living room/dining room, oversized eat-in kitchen and separate family room. The backyard is accessible from every room in the house – perfect for entertaining. There is also a detached studio apartment with a full bath and fireplace. To top it all off, this home is close to downtown restaurants and shopping, plus access to excellent Menlo Park schools.



1301 HOBART STREET, MENLO PARK

- 3 bedrooms and 2 full bathrooms
- Main house of approx. 2,285 sq. ft. of living space
- Detached studio apartment of approx. 350 sq. ft.
- Combined living room/dining room
- Large master suite with floor-to-ceiling windows
- Oversized kitchen with casual dining area
- Separate family room
- Central air conditioning
- Attached 2-car garage of approx. 475 sq. ft.
- Lot size of approx. 10,010 sq. ft.
- Top-rated Menlo Park Schools

www.1301Hobart.com

Offered at \$2,995,000

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Top 1% Internationally – Coldwell Banker

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

Over \$1.9 Billion in Sales



1301 Hobart Street Menlo Park

Public Rooms

Entry

Inviting front porch welcomes you to a large foyer with natural light from four skylights.

Living Room/Dining Room

The living room/dining room has floor to ceiling windows that overlook the lush backyard and has a gas wood burning brick fireplace and built in book shelves.

Kitchen

Large center island with gas cooktop and breakfast bar; open beamed ceilings; bay window over the sink ideal for a kitchen garden; new stainless steel dishwasher, oven, and microwave oven; bar area with sink and new wine refrigerator; large dining area overlooks the backyard with sliding glass door leading to outdoor entertaining; hardwood floors.

Hallway

Off the entry way is the hallway to the personal accommodations which features 3 generously sized linen closets.

Personal Accommodations

Master Suite

Spacious suite has new carpeting, floor to ceiling windows with view of lush backyard; large walk in closet with built in dresser; en suite bath with oversized stall shower and tile vanity.

Bedrooms 1 and 2

Two bedrooms each with new carpeting, large closets with sliding doors; one has access to the lush backyard and one has a view of the tree lined street.

Bathroom

Bright bathroom with 2 linen closets, large tile vanity for additional storage and a tiled tub with overhead shower.

Guest House

Detached 1 bedroom studio apartment with full bath and separate closet, brick wood burning fireplace, wall air conditioning unit, carpet and cathedral ceilings.

Additional Features

- Attached 2-car garage with access from kitchen or separate entrance from side yard
- Outside seating area for entertaining
- Expansive front and back yards
- Large front porch
- Walkways around entire house
- New wall-to-wall carpeting in living areas and the bedrooms
- Central air conditioning and forced-air heat
- Within walking/biking distance to Downtown Menlo Park
- Excellent Menlo Park 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 City of Menlo Park Building Department. Buyer shall verify square footage of lot and all structures. Buyer shall verify attendance at local schools.