

# TRANQUIL CENTRAL MENLO RETREAT

Located on a quiet cul-de-sac in Central Menlo Park, less than a mile from downtown's Santa Cruz Avenue. This 3-bedroom, 2.5-bath home has a large living room, separate dining room, and bright eat-in kitchen. The spacious master suite features a gas fireplace, 4 large closets, and access to a private courtyard. A 555-square-foot accessory structure with full bath, wet bar, dishwasher, and range is attached to the 1-car garage. Beautiful gardens lead from a generous backyard patio to the in-ground pool, offering a lovely entertaining space. Featuring excellent Menlo Park schools and an ideal location close to shopping, restaurants, Hwy 280, and Stanford University.



## 7 CATHY PLACE, MENLO PARK

- 11,000-square-foot lot in a desirable Central Menlo Park location
- 3 bedrooms and 2.5 bathrooms
- Approximately 2,685 total square feet
  - Main residence: 1,830 square feet
  - Accessory structure: 555 square feet
  - Garage: 300 square feet
- Spacious living room with wood-burning fireplace
- Separate dining room
- Eat-in kitchen
- Newly refinished hardwood floors and fresh paint throughout
- Accessory structure with full bath, wet bar, dishwasher, and range
- Detached 1-car garage
- Close to downtown Menlo Park, Hwy 280, and Stanford University
- Excellent Menlo Park schools

Offered at \$3,195,000

For floor plans, additional photos, and information, please visit [www.7Cathy.com](http://www.7Cathy.com)

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# 7 Cathy Place, Menlo Park

## *Public Rooms*

### Entry

Brick walkway, stairs, and covered porch lead to the front entry; front door opens to a small vestibule with coat closet

### Living Room

Spacious living room with floor-to-ceiling windows on one wall and a wood-burning fireplace with black granite hearth and surround; French door provides access to the patio and backyard

### Dining Room

Separate dining room features floor-to-ceiling windows on one wall, a picture window overlooking the front yard, decorative trim on the walls, and hidden built-in storage shelves; swinging door separates the dining room from the kitchen

### Kitchen

Featuring a breakfast area, tile floors, ceramic tile counters, picture window above the sink overlooking the front yard, picture window overlooking the backyard; appliances include a stainless steel Maytag 5-burner gas range with oven and a stainless steel KitchenAid dishwasher; French door provides access to the patio and backyard

## *Personal Accommodations*

A door separates the living room from the bedroom wing of the house; French door in the hallway provides access to the patio and backyard

### Master Suite

Spacious master bedroom features new wall-to-wall carpeting, 4 large closets, and gas fireplace with marble hearth and surround; French door leads to a private courtyard with aggregate patio

### Bathroom 1

En suite master bath features tile floors, surround, and single-sink vanity; stall shower, toilet, and bidet; built-in linen storage

### Bedroom 2

Center bedroom with built-in bookshelves, large closet, and picture window overlooking courtyard off the master suite

### Bedroom 3

Back bedroom featuring 2 closets with built-in organizers; corner windows overlook the patio and pool area

### Bathroom 2

Hall bath shared by bedrooms 2 and 3; recently refinished tile floors, single-sink vanity, tub surround, and stall shower

## *Accessory Structure*

Private entrance leads past garage to the front door; spacious open room with large closet, built-in bookshelves, gas fireplace, and sliding glass doors to the pool area; full bath with tile floor and stall shower; wet bar, dishwasher, and range; built-in storage shelves, and French door to private brick patio

## *Grounds*

Located at the end of a cul-de-sac, multi-colored camellia bushes line the front of the house; driveway on the right leads to a boat/RV storage area, driveway on the left leads to a 1-car detached garage; private courtyard outside the master bedroom surrounded by mature trees and rose garden; backyard features a large, partially covered patio with 2 skylights that overlooks the pool area; both are bordered by hedge-enclosed gardens with roses, mature trees, camellias, and other flowering shrubs

## *Other Features*

- Laundry/mudroom with ASKO washer/dryer, storage cabinet with sliding shelves, built-in ironing board, and deep laundry sink
- Powder room in the laundry/mudroom
- High-efficiency forced-air furnace
- Detached 1-car garage with built-in cabinets and workbench
- Close to downtown Menlo Park, Hwy 280, and Stanford University
- Top-rated 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 Town of Menlo Park Building Department. Buyer shall verify square footage of lot and all structures. Buyer shall verify attendance at local schools.*