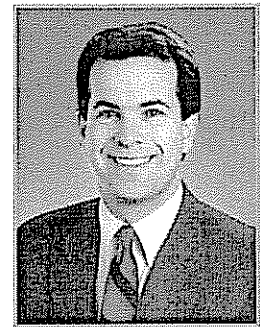
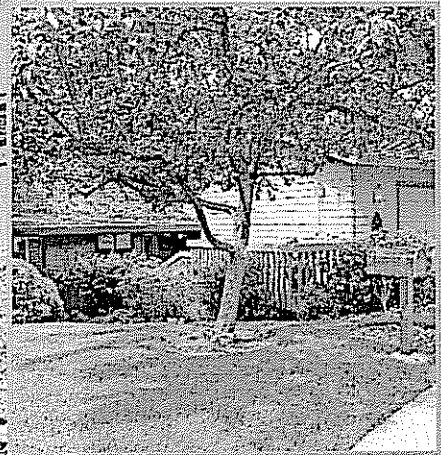


# QUIET CUL-DE-SAC

15 OLIVER COURT ■ MENLO PARK



presented by

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[www.hcornish.com](http://www.hcornish.com)

WELCOME to this lovely, two-bedroom, two and one-half bath townhome on a cul-de-sac in desirable Sharon Heights. Paneled double doors open to a formal entry, which leads past the dining room and down a few steps to the spacious living room. The pristine kitchen incorporates an informal eating area. There is an elegant master suite with a large dressing area and luxurious bath. All three rooms open to wrap-around decks, which overlook a green common area. A second bedroom, currently in use as a study, has an adjoining full bath. The den features built-in bookshelves and enjoys a view of a charming atrium. The attached, two-car garage has a workbench and extra storage. Las Lomitas schools.

*Offered at \$1,585,000*

- Two bedrooms and two and one-half baths
- Living room, formal dining room, den, and eat-in kitchen
- Wrap-around decks overlooking a private landscaped common area
- Two-car garage with extra storage
- Las Lomitas schools



Information deemed reliable, but not guaranteed.

## *15 Oliver Court Menlo Park*

*Welcome to this lovely, two-bedroom, two and one-half bath town home on a desirable cul de sac in Sharon Heights. Paneled double doors open to a formal entry, which leads past the dining room, down a few steps to the spacious living room. The pristine kitchen incorporates an informal eating area. There is an elegant master-suite with a large dressing area and luxurious bath. All three rooms open to wraparound decks, which overlook a green common area. A second bedroom, currently in use as a study, has an adjoining full bath. The den features built-in bookshelves and enjoys a view of a charming atrium. The attached, two-car garage has a workbench and extra storage.*

### Summary of Features

- The **entry hall** has a terra cotta tile floor and skylight overhead
- A wood burning fireplace with a slate hearth warms the elegant **living room**
- The mirrored **wet bar** has a small sink and an under-counter refrigerator
- The formal **dining room** has random-plank, oaks hardwood floors
- The pristine **kitchen** incorporates an **informal eating area**
- The **master-suite** has a large dressing area and luxurious **full bath**
- The **guest bedroom**, now in use as a study, has an adjoining **full bath**
- The **den** features a wall of built-in bookshelves and enjoys a view of the atrium
- The enclosed **atrium** is perfect for a sheltered pot garden
- The **powder room** is conveniently located near the dining room
- The **laundry room** has extra storage and space for full-sized washer and dryer
- **Two-car attached garage** has an automatic door and extensive built-in storage
- **Hardwood floors** in the living room, dining room, den and powder room
- **Security alarm system**
- The association common area includes **pool, spa, tennis courts and clubhouse**
- Excellent **Las Lomas School District**

## *The Town Home*

### **Entry Hall**

- A paneled, double front door opens into the formal **entry hall**
- To the right of the door, a hall leads past the powder room and guest coat closet
- To the left a second hall leads to the den, guest bedroom and full bath
- A skylight admits natural light
- An overhead light fixture and recessed spot lights further illuminate this space
- Terra cotta tile floor

### **Living Room**

- The elegant **living room** lies down a short staircase from the entry hall
- Folding double doors conceal the mirrored **wet bar** with a stainless steel sink set in a tile counter, and an under-counter refrigerator with an automatic icemaker
- The cathedral ceiling creates volumes of interior space
- Centered against one wall, the wood-burning/gas log fireplace has a slate hearth, a mantelpiece and a gas starter
- Sliding glass doors open onto the wraparound deck
- A wide window frames the view of the treetops
- The random-plank, oak hardwood floor provides a lovely accent

### **Dining Room**

- The formal **dining room** is separated from the living room by a half wall topped by an oak rail
- Folding double doors allow access to the kitchen
- The ten foot ceiling enlarges the room
- The random-plank, oak hardwood floor provides a lovely accent

### **Kitchen**

- In the well-appointed **kitchen**, pristine Corian tops every counter
- Banks of antique-blue paneled cabinets and drawers line the walls
- A large pantry closet has custom-fitted swing-out shelves
- The porcelain double sink faces a wide window

- Appliances include a Whirlpool four-burner electric cook top, stacked O'Keefe and Merritt electric ovens and built-in microwave, Tappan dishwasher and compactor and an Amana side-by-side refrigerator/freezer
- Above, the large fluorescent light fixture is designed to resemble a skylight
- Crown molding
- The random-plank oak hardwood floor provides a lovely accent
- The **informal eating area** is accented by a graceful brass chandelier
- Spot lights are recessed into the ceiling
- Sliding glass doors open to the wraparound deck
- Crown molding
- The random-plank, oak hardwood floor provides a lovely accent

## Master Suite

- The spacious **master bedroom** is pervaded by an atmosphere of tranquility
- Along one wall sliding glass doors open onto the wraparound deck
- The beamed, cathedral ceiling creates volumes of interior space
- Cream-colored, wall-to-wall carpet provides a lovely accent
- A door leads to the **master bath**, which is equipped with twin vanity sinks set in oak paneled cabinets topped by a tile counter
- Surrounded by mirror, the whirlpool tub is encased in a tile deck and has a grab rail
- In a separate room are a commode, and a tile-lined shower with a built-in bench and a grab rail
- The enormous walk-in closet is fitted with floor-to-ceiling shelves and a built-in dresser
- A double closet offers additional storage
- Above, a skylight admits natural light
- Cream-colored, wall-to-wall carpet provides a lovely accent

## Den

- The **den** is located down a hall to the left of the entry
- Folding double doors can be closed for privacy and the room used for overnight guests
- The wall opposite is lined with floor-to-ceiling built-in bookshelves
- Above, a skylight admits natural light

- A television cabinet is recessed into the wall
- Sliding glass doors open to the sunny atrium
- The ceiling has crown moldings and recessed pin-spotlights
- Crown molding
- The random-plank, oak hardwood floor provides a lovely accent

## Guest Bedroom

- The **guest bedroom** is located across at the end of the hall
- A wide window frames a view of the atrium
- A second window, screened by Plantation shutters overlooks the front garden
- Paneled doors along one wall conceal the fitted double closet
- Cream-colored, wall-to-wall carpet provides a lovely accent

## Bath

- The **second full bath** has a vanity sink under a wall of mirror
- The shower-over-tub has a glass enclosure
- A leaded window is set into the tile tub surround
- Cream-colored, wall-to-wall carpet provides a lovely accent

## Powder Room

- The **powder room** is located to the right of the entry
- A fluted sink is trimmed with brass fixtures
- Sconces with cut-glass shades provide a touch of glamour
- The random-plank, oak hardwood floor provides a lovely accent

## Laundry Room

- The **laundry room** is located between the powder room and the kitchen
- There are a deep soaking sink and hook-ups for full sized washer and dryer
- Built-in storage cabinets and shelves line the walls

## Garage

- The two-car garage is located up a short staircase from the kitchen
- The oversized garage has an automatic garage door and extra storage
- A built-in desktop and loft storage are found near the stairs
- Along one wall, floor-to-ceiling doors conceal a series of closets and a workbench

- The fully-finished garage is entirely carpeted

### *Special Features*

- A variety of trees and mature shrubs ring the townhouse providing peace and privacy
- Decks wrap around the townhouse from the master bedroom to the informal eating area
- The front deck is bordered by evergreen and flowering plants
- The many container plants are watered by an automatic drip irrigation system
- The paved asphalt driveway allows for extra parking
- Security alarm system
- Excellent Las Lomas School District

**NOTE: The dining room chandelier is excluded from the sale of the property. The drapes in the master bedroom and study are excluded from the sale of the property. The oven timer and the self-cleaning feature are both being sold in "As Is" condition.**

Disclosure Package Available Upon Request

*For Further Information  
Please Contact*

***Hugh D. Cornish***

*International President's Premier  
Coldwell Banker Residential Real Estate*

**Office: (650) 324-4456 Fax: (650) 323-7128 VM: (650) 566-5353**

*Any statistics or prices while not guaranteed,  
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