

Timeless Traditional in Old Palo Alto



1940 WEBSTER STREET ■ PALO ALTO



Welcome to this two-story, traditional home, located in the heart of Old Palo Alto. The foyer opens to the living room and adjacent formal dining room, each with a view of the expansive rear garden. Beyond the dining room, a butler's pantry and eat-in kitchen are ideally set up for entertaining. There are two downstairs bedrooms, each with its own bath. The upstairs master suite has a sitting area with a fireplace, as well as a private bath incorporating a dressing room. Partial basement and attached two-car garage. Convenient to shopping and recreation. Top-rated Palo Alto schools.

SUMMARY OF FEATURES:

- Approximately .23 of an acre (90' x 110' lot)
- Three bedrooms and three full baths
- Living room, formal dining room, and eat-in kitchen
- Private rear garden with climbing structure
- Top-rated Palo Alto schools

Offered at \$2,995,000



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Photography by Cherie Cordellos

1940 Webster Street

Palo Alto

Welcome to this two-story, Traditional home, located on a quiet street in the heart of Old Palo Alto. The foyer opens to the living room and adjacent formal dining room, each with a view of the expansive rear garden. Beyond the dining room, a butler's pantry and eat-in kitchen are ideally set up for entertaining. There are two downstairs bedrooms, each with its own bath. The upstairs master suite has a sitting area with a fireplace, as well as a private bath incorporating a dressing room. Partial basement and attached two car garage. Convenient to shopping and recreation. Top rated Palo Alto schools.

Summary of Features

- A paneled door opens from the enclosed entry court into the **foyer**
- A wood burning fireplace is the focal point of the elegant **living room**
- The formal **dining room** has hardwood floors and true divided light windows
- A **butler's pantry** lies between the dining room and **eat-in kitchen**
- **Three bedrooms** and **three full baths** include:
 - An upstairs **master-suite** with a fireplace, private bath, and dressing room
 - Two **additional downstairs bedrooms** each with a private **full bath**
- Mature **perimeter shrubs** and a towering central tree grace the rear garden
- The **brick patio** leads to a side garden with topiary box hedges
- At the opposite end of the **lawn**, the play area is defined by a climbing structure
- A side yard with **raised planting beds** is conveniently near the kitchen
- The paved cement drive leads to the **two-car attached garage**
- The **partial basement** provides abundant extra storage
- Approximately **2424 square feet of living** space (not verified by Brokers)
- Approximately **9,900 square foot parcel** (.23 of an acre)
- Top rated **Palo Alto Schools**

Approach

Entrance

- A red brick path bisects the front lawn
- A low, wrought-iron fence encloses the paved entry court
- Decorative columns support the sheltered breezeway

Interior

First Story

Foyer

- A paneled door opens from the covered breezeway into the **foyer**
- The foyer leads to the living room and to the adjacent dining room
- A coat closet provides hanging and shelf storage
- A door conceals the staircase ascending to the master suite
- Pin spotlights and oak hardwood floor

Living Room

- A wood burning fireplace with a marble hearth and surround is the focal point of the grand **living room**
- Bookshelves with a media cabinet below are built into the wall
- A true divided-light window with mirrored recesses frames a view of the rear garden
- A door allows direct access to the brick patio
- The room is expanded by a coffered ceiling
- Chair rail, crown moldings, baseboards and oak hardwood floor

Dining Room

- A wide doorway flanked by built-in bookcases opens to the adjacent **formal dining room**
- A large, shallow, overhead light and sculptural wall sconces create a flattering ambience
- A true divided-light window with mirrored recesses frames a view of the rear garden
- A door conceals the staircase descending to the basement
- A door allows direct access to the brick patio

- A swing door allows access to the butler's pantry and kitchen
- Chair rail, crown moldings, baseboards and oak hardwood floor

Butler's Pantry and Kitchen

- The **butler's pantry** is conveniently located between the dining room and kitchen
- Banks of white drawers and cabinets line the walls
- A stainless steel prep sink is set into the white laminate counter
- Overhead light and white vinyl floor
- The **kitchen** is expanded by an informal eating area
- Banks of white drawers and cabinets are topped by white Formica counters
- Appliances include a four-burner, GE Profile gas range with an oven and a warming drawer, KitchenAid dishwasher, a GE Profile refrigerator/freezer and a GE Profile microwave oven
- The porcelain sink faces three windows overlooking the rear garden
- Recessed spotlights are set into the ceiling above the sink
- Folding louvered doors conceal a closet that houses a Miele stacked washer dryer
- A pocket door leads to a small anteroom and the back door
- White vinyl floor

Bedroom #1

- **Bedroom #1** is located off the foyer at the front of the house
- A small anteroom separates the bedroom and bath
- The single closet in the anteroom provides hanging and shelf storage
- In the bedroom, a pair of windows frame views of the front and side gardens
- Doors and windows are framed by decorative moldings
- Overhead light and wall-to-wall carpet
- The anteroom leads to the adjoining private **bath**
- A mirror hangs above the freestanding, white porcelain sink
- The shower-over-tub is lined in tile
- Overhead light and tile floor

Bedroom #2

- **Bedroom #2** is located near the back door, beyond the kitchen

- A window admits natural light
- There are two closets, one double and one single
- The adjoining private **bath** has a vanity sink and a shower-over-tub
- A mirror, brightly lit by a three bulbs, hangs above the white painted vanity

Second Story

Master Suite

- A carpeted staircase ascends to the second story **master suite**
- At one end of the bedroom, a raised platform elevates the bed
- Two small closets are recessed into the walls on either side of the platform
- A third closet is situated in a corner near the bath
- Opposite is a gas-log fireplace with a lovely marble hearth and surround
- A wall of true divided-light windows overlooks the rear garden
- Wood-framed sliding doors open to the private balcony
- Revolving ceiling fan/light and wall-to-wall carpet
- The master bath adjoins the bedroom
- A medicine cabinet is recessed into the wall above the freestanding porcelain sink
- A laundry hamper is built-in beneath the window and drawers are built into the wall opposite
- The stall shower is lined in tile
- The commode is enclosed in a separate compartment
- The tub and a second sink occupy another room
- In the dressing area, built-in drawers and cupboards line the walls
- Two closets provide hanging and shelf storage
- Above the dressing table, a shuttered window frames a view of the rear garden

Exterior

Front Garden

- In the front garden, a red brick front walk bisects a lawn bordered by flower beds
- At one end of the lawn, a bench overlooks a charming, square fountain
- Evergreen creeper covers the façade of the house
- The entry court is enclosed by a low, ornate, wrought-iron fence
- Four magnolia trees reach up to the mansard roof

Rear Garden

- Mature **perimeter shrubs** and a towering central tree grace the **rear garden**
- A red brick patio runs the length of the house
- At one end of the garden, a brick patio leads to a side garden with topiary box hedges and a fountain
- Fragrant citrus and roses occupy a sunny spot
- At the opposite end of the lawn, the play area is defined by a climbing structure
- A side yard with raised planting beds and a storage shed is conveniently near the kitchen

Additional Features

- The paved cement drive edged in brick leads to the two-car attached garage
- Stairs descend from the dining room to the partial basement
- Approximately 2424 square feet of living space
- Approximately .23 of an acre (9,900 square feet) parcel
- Top rated Palo Alto schools

Disclosure Package Available Upon Request

Any statistics or prices while not guaranteed, have been secured from sources we believe to be reliable. We 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, we 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 Palo Alto Building Department. Buyer shall verify square footage of lot and all structures. Buyer shall verify attendance at local schools.