

Delightful Garden Setting Steps to Holbrook-Palmer Park and Close to Downtown Menlo Park

Nestled under the trees, this lovely 2-story traditional home is warm and inviting. The home is ideally located just steps away from 22-acre Holbrook-Palmer Park and is a short walk to the Atherton town library. Encinal School, Menlo School, Menlo Atherton High School, Sacred Heart, and Menlo College are all a short walk or bike ride away, as are the stores and restaurants of downtown Menlo Park. This home, which was completed in 2001, has four bedrooms and three full baths, including a master suite with French doors that lead to a balcony overlooking the front yard. The main level includes a formal living room with fireplace, dining area, sunny and bright kitchen with garden views, separate family room, bedroom/office, and full bath. The upper level includes the master suite with fireplace, balcony, walk-in closet and full spa bath and shower; two additional bedrooms, an additional full bath, and laundry room. The private fenced backyard features a paver stone patio, delightful garden, and lush lawn, creating a tranquil retreat perfect for entertaining and for kids and pets.



85 WATKINS AVENUE, ATHERTON

- Two stories with 4 bedrooms and 3 full baths
- Approx. 2,615 total sq. ft.
 - Living area: 2,220 sq. ft.
 - Attached 2-car garage: 385 sq. ft.
 - Mechanical room: 10 sq. ft.
- Main level: living room with fireplace, dining area, kitchen, family room with breakfast nook, guest bedroom, and full bath
- Upper level: master bedroom suite with fireplace, walk-in closet, full bath and spa; two additional bedrooms, additional full bath, and laundry room
- Spacious attic with full lighting and tall ceilings
- Dual-zone forced air heating and cooling
- 2-car attached garage
- Gated yard with mature garden featuring orange, lemon, and fig trees, lush lawn, paver stone walkways and patio
- Lot size of approximately 6,550 sq. ft.
- Menlo Park Schools: Encinal Elementary, Hillview Middle, and Menlo Atherton High

Offered at \$2,850,000

For floor plans, additional photos and information, please visit www.85WatkinsAve.com

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