

PARK-LIKE SETTING WITH AMAZING VIEWS

This 2.52-acre property in the desirable Westridge area of Portola Valley enjoys beautiful views of the western hills and a park-like setting. An updated 3-bedroom, 2-bath main house features a spacious living/dining room with floor-to-ceiling windows and a chef's kitchen that opens to a separate family room. The 2-bedroom, 1-bath guest house, adjacent to the in-ground pool, provides flexibility for entertaining or living quarters. Completing the property is a 4-stall barn and an enclosed garden with raised planting beds and mature fruit trees.



1160 WESTRIDGE DRIVE, PORTOLA VALLEY

- Park-like, 2.52-acre lot in desirable Westridge area of Portola Valley
- Ranch-style, one-level main house with 3 bedrooms and 2 full baths
- Guest house with 2 bedrooms, 1 full bath, living room, and kitchen
- Approximately 4,890 total square feet
 - Main house: 2,645 square feet
 - Guest house: 740 square feet
 - 4-stall barn: 830 square feet
 - Attached 2-car garage: 595 square feet
 - Pool equipment room: 80 square feet
- Main house: living room/dining room with vaulted ceilings and floor-to-ceiling windows, kitchen, family room, master suite, two bedrooms, one full bath, laundry room, and mud room
- Barn: 4 stalls, tack room, and storage area
- Covered back patio, side yard with sandbox, fenced pool area with in-ground pool, brick patio and pool deck, mature trees, and drought-resistant landscaping
- Attached, finished 2-car garage
- Excellent Portola Valley schools

Offered at \$5,850,000

For floor plans, additional photos, and information, please visit: www.1160Westridge.com

Ranked Top 1% Internationally – Coldwell Banker

Ranked #210 Nationally by *The Wall Street Journal*, 2018

Over \$2 Billion in Sales

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**GLOBAL
LUXURY.**

1160 Westridge Drive, Portola Valley

Public Rooms

Entry

Slate walkway to front entry; foyer with laminate floor, coat closet, and access to kitchen, living room, and bedroom hallway

Kitchen

Chef's kitchen with granite counters, custom cabinets, and slow-close drawers; deep stainless steel sink under window overlooking front drive; built-in desk area; breakfast bar in adjacent family room

All stainless steel appliances: Sub-Zero refrigerator with lower freezer drawer, Miele dishwasher, Viking 6-burner gas range, Wolf exhaust hood, and Thermador dual-wall ovens

Living Room

Enter from foyer; vaulted, open-beam ceiling, floor-to-ceiling windows and sliding glass door to back patio, built-in bookshelves, wood-burning fireplace with granite surround and hearth, decorative wooden mantle, and new wall-to-wall carpet

Dining Room

Adjacent to living room; vaulted, open-beam ceiling, floor-to-ceiling windows, built-in glass-front storage cabinet, and new wall-to-wall carpet

Family Room

Open to kitchen; raised wood-burning fireplace with brick surround and hearth, built-in entertainment center with bookshelves, multiple windows overlooking the back yard, and door to back patio; access to laundry room, mud room, and attached 2-car garage

Personal Accommodations

Hallway

Laminate floor from entry to all bedrooms; two spacious linen closets

Bedroom 1

Right front bedroom; wall-to-wall carpet, corner windows, and closet with built-ins

Bedroom 2

Left front bedroom; wall-to-wall carpet, corner windows, and spacious closet

Bathroom 1

Shared bath for Bedrooms 1 and 2; shower over tub, tile surround, wainscoting, floor, and single sink vanity

Master Bedroom

Bay window overlooking back yard with beautiful view of Western Hills, built-in storage closet with shelving, wall-to-wall carpet, door to back patio, and large walk-through closet to master bath

Master Bath

Laminate floor, tiled dual sink vanity, separate water closet with tile surround stall shower

Guest House

French door entry to living room with vaulted ceiling, gas fire place with granite surround and hearth and decorative wood mantle, two built-in bench seats with storage, built-in television storage cabinet above fireplace, French door access to private back patio, hardwood floors throughout

Kitchen with custom cabinets, granite counters, U-Line mini fridge, GE dishwasher, KitchenAid 4-burner gas range with oven, and GE Profile microwave; stackable washer/dryer in closet

Bedroom 1 with French door access to front patio/pool deck and spacious closet

Bedroom 2 with French door access to private back patio and built-in desk with cabinets and bookshelves

Full Bath with granite single sink vanity and tile surround stall shower

Grounds

- Long driveway to front motor court bordered by professional landscaping;
- Covered, tiled, back patio at main house overlooks pool area, guest house, and barn, with gorgeous views of the western hills
- Mature trees surround the property including Japanese maple, oak, and a grove of pine trees in the backyard
- Gas heated swimming pool with automatic cover and separate spa
- Decomposed granite steps lead to pool area and guest house with brick patio and pool deck surrounded by privacy hedge
- Mulched path leads to a side yard with a sand box
- Automatic sprinklers and low-voltage landscape lighting
- Irrigated raised planting beds
- 4-stall barn with tack room and storage area

Other Features

- Main house has laundry room off kitchen with Samsung washer/dryer, built-in storage cabinets, deep laundry sink, entry from front driveway, and access to mudroom with door to back walkway and attached finished 2-car garage with automatic garage door opener
- Forced air heating and central air conditioning in main house
- Excellent Portola Valley 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 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 Portola Valley Building Department. Buyer shall verify square footage of lot and all structures. Buyer shall verify attendance at local schools.