

The Best of Atherton

HUGH CORNISH *presents*

1177 JOHNSON STREET ■ MENLO PARK

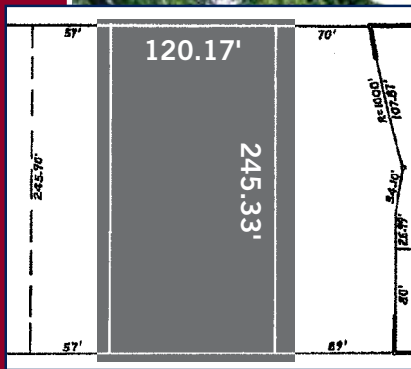
IN THE HEART OF MENLO PARK



Welcome to a beautiful, approximately 29,520-square foot parcel tucked away on a quiet street close to downtown Menlo Park and available on the market for the first time in thirty years. The existing 1930s-era house sits near the front of the property. Behind the house, a wide-open yard stretches back to a free-form swimming pool and a rustic cabaña. Mature oak, cedar, and redwood trees screen the perimeter, ensuring peace and privacy. Located in the desirable Menlo Park School District.

- Lot is over two-thirds of an acre: approximately 29,520 square feet (120'x 246')*
- RE (Residential Estate) zoning: minimum lot size of 20,000 square feet*
- Maximum allowable lot coverage is 35% for a one-story home and 30% for a two-story home*
- Floor Area Limit (FAL) is approximately 8,419 square feet (in addition to an allowable full basement) plus an approximately 650-square foot guest house*
- Truly a unique opportunity to build your dream home on one of the largest, fully conforming lots in West Menlo Park

Offered at \$3,250,000



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* Any statistics or prices, while not guaranteed, have been secured from sources we believe to be reliable. Buyer must check with the City of Menlo Park Building Department for verification of what may be built on the subject property.