

# PRIVACY AND VIEWS OF THE WESTERN HILLS

**T**his private 2.54-acre property in the desirable Westridge area of Portola Valley boasts expansive views of the Western Hills. The possibilities for this wonderful property abound! Remodel the existing 6 bedroom, 5 bath, 4,125 square-foot ranch house, or build the home of your dreams. The 1957 mid-century modern home features all redwood walls and finishes throughout, with floor-to-ceiling windows, vaulted ceilings, and sliding glass doors that open to the exterior in almost every room. A wrap-around deck, multiple patios, and an in-ground pool offer ideal outdoor entertaining spaces.



## 167 RAMOSO ROAD, PORTOLA VALLEY

- Private, gated 2.54-acre lot in desirable Westridge area of Portola Valley
- 6 bedrooms and 5 full baths; approximately 4,125 sq. ft.
  - Main level: 2,550 sq. ft.
  - Lower level: 1,230 sq. ft.
  - Wine cellar/storage: 140 sq. ft.
  - Mechanical room/shed: 205 sq. ft.
  - Storage: 880 sq. ft.
- Well-maintained, mid-century modern home
- Vaulted ceilings and floor-to-ceiling windows throughout
- Main level: living room, dining room, eat-in kitchen, master suite, two bedrooms, two full baths, and laundry room
- Lower level: two bedrooms, one full bath, office/library, wine cellar/storage, and a one-bedroom, one-bath in-law unit
- Hardwood floors in the main-level living areas and lower level, wall-to-wall carpet in all main-level bedrooms
- Redwood finishes throughout the home
- Detached 2-car carport with storage shed
- Multiple patios, wrap-around deck, and pool area are ideal for entertaining
- Excellent Portola Valley schools

Offered at \$5,495,000

For floor plans, additional photos and information, please visit [www.167Ramoso.com](http://www.167Ramoso.com)

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# 167 Ramoso Road, Portola Valley

## *Public Rooms*

### Entry

Slate walkway to front entry; paneled door with floor-to-ceiling side windows opens to foyer with access to kitchen, living room, stairwell, and bedroom wing

### Kitchen

Step up from foyer to eat-in kitchen; hardwood floor, vaulted ceiling, wood cabinets, built-in desk, dual sink with window overlooking patio, prep sink, sliding door to enclosed patio with garden shed; mini split air conditioning unit

### Appliances

KitchenAid refrigerator with cabinet façade, Whirlpool freezer, KitchenAid dishwasher, JennAir double wall oven, JennAir 4-burner electric cooktop with grill, Daikin mini-split air conditioning unit

### Dining Room

Adjacent to kitchen; vaulted ceiling, redwood panel walls, sliding glass door to paver stone patio

### Living Room

Step up from foyer and adjacent to dining room; vaulted ceiling, redwood panel walls, gas fireplace with brick surround and hearth, floor-to-ceiling windows and sliding glass door to paver stone patio

## *Personal Accommodations*

### Main Level Hallway

Wall-to-wall carpeting, grass cloth wall covering, and large skylight

### Bedroom 1

Step up from foyer; redwood panel walls, built-in desk and closet, wall-to-wall carpeting, large sliding glass door to deck; access to shared hall bath

### Bathroom 1

Open to hallway and Bedroom 1; tile floor and stall shower surround; formica single sink vanity

## Bedroom 2

Wall-to-wall carpeting, grass cloth wall covering large picture window, built-in desk and closet

## Bathroom 2

Open to hallway; tile floor and stall shower surround; formica single sink vanity

## Master Bedroom

Vaulted ceiling, wall-to-wall carpeting, redwood panel and grass cloth walls; 2 large sliding glass doors to wrap-around deck; window air conditioner

## Master Bath

Tile floor and surround, stall shower, single sink tile vanity; aquatic spa tub; large dressing room with small pedestal sink and expansive walk-in closet with built-in organizers

## Lower Level Hallway

Hardwood floor, multiple large storage closets, access to lower level motor court

## Bedroom 4

Lower level; hardwood floor, closet, window and door to enclosed patio

## Bathroom 4

Tile floor and tub with shower surround; single sink tile vanity; large window

## Bedroom 5

Lower level; hardwood floor, 2 closets and built-in vanity; window and door overlooking enclosed patio

## Library/Office

Lower level; built-in bookshelves and desk; access to in-law apartment

## In-Law Apartment

Lower level; wall-to-wall carpeting, walk-in closet, en-suite bath with stall shower

## Grounds

Private, gated driveway with upper and lower level motor courts; multiple paver stone patios, wrap-around deck, fenced in-ground pool, mature trees and open lawn areas, amazing views of the Western hills

## *Other Features*

- Laundry room on main floor with tile floor and counter; deep sink with spa jets; ample storage cabinets, washer, and dryer; French door access to deck
- Forced air heat on main and lower levels; mini-split air conditioner in Kitchen; window air conditioner in Master Bedroom

**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 the 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.*