

# LOCATION! LOCATION! LOCATION!



## 1199 SHERMAN AVENUE, MENLO PARK

Welcome to this wonderful, two-story contemporary home located in the award-winning Las Lomitas School District. The three-bedroom, two and one-half-bath home has an open floor plan that encompasses a spacious living/dining room and an updated galley kitchen. The large, second-story landing allows access to the attic. At the rear of the house, a broad wraparound deck, lawn, and play structure are screened by mature redwood trees. Attached two-car garage. A fantastic opportunity!

### Summary of Features

- Three bedrooms, two and one half baths
- Open floor plan with living/dining room and galley kitchen
- Attached two-car garage and accessible attic
- Approximately 1,730 square foot two-story home constructed in 1979
- Approximately 6,250 square foot level lot, fully fenced and landscaped
- Award-winning Las Lomitas School District

OFFERED AT \$1,450,000

VIRTUAL TOUR AT [WWW.1199SHERMAN.COM](http://WWW.1199SHERMAN.COM)



# HUGH CORNISH

#1 Agent, Menlo Park – El Camino Office, 2010  
Ranked #51 Nationally by *The Wall Street Journal*, 2010  
Over \$1.2 Billion in Sales

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# **1199 Sherman Avenue, Menlo Park**

***Welcome to this wonderful, two-story Contemporary home located in the award-winning Las Lomas School District. The three bedroom, two and one half bath home has an open floor plan which encompasses a spacious living/dining room and an updated galley kitchen. At the rear of the house, a broad wraparound deck, lawn and play structure are screened by mature redwood trees. Attached two-car garage. A fantastic opportunity!***

## **Summary of Features**

- The formal entry has a guest coat closet, track lighting and an oak hardwood floor
- Sliding glass doors open from the living area to the deck and rear garden
- The cozy dining area has a storage closet built-in beneath the stairs
- The updated kitchen has banks of white cabinets topped by gray Corian counters, a Frigidaire four-burner electric range, Miele dishwasher and GE Profile refrigerator
- A carpeted staircase ascends to the second-story landing
- The second story landing has built-in shelves and a ladder climbing to the attic
- The master suite has a large closet with mirrored doors, a full bath and private deck
- Two additional upstairs bedrooms share a full bath with a shower-over-tub
- The half bath is conveniently located near the dining area
- The laundry room has hook-ups for full-sized washer and dryer, plus extra storage
- The attached two-car garage has an automatic door and extra storage
- The paved driveway allows off-street guest parking
- Approximately 1730 square foot two story home constructed in 1979
- Approximately 6250 square foot level lot, fully fenced and landscaped
- Award-winning Las Lomas School District

**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 San Mateo County building department. Buyer shall verify square footage of lot and all structures. Buyer shall verify attendance at local schools.*