

***The Best of Atherton
In the Heart of
Menlo Park***

Approximately 29,520 Square Foot Lot

**1177 Johnson Street
Menlo Park**

\$3,250,000

1177 Johnson Street, 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 1930's era house sits near the front of the property; behind the house, a wide-open yard stretches back to a freeform swimming pool and a rustic cabana. Mature oak, cedar and redwood trees screen the perimeter, ensuring peace and privacy. Located in the Menlo Park School District.

Summary of Features

- **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), and 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*

The Existing House Offers the Following Amenities:

- The **entry** has a guest coat closet and a random-plank oak hardwood floor
- In the **living room** a baronial, carved fireplace stretches to the cathedral ceiling
- The **dining room** has skylights and French doors opening to a sunny, brick patio
- In the **breakfast room**, a picture window frames a view of the fenced back garden
- The **kitchen** has a four-burner gas cook top, a built-in oven, and wood cabinets
- A hallway off the living room leads to **two bedrooms** and **one full bath**
- A second hallway off the laundry room leads to **two additional bedrooms**
- This wing also incorporates a stall **shower and a half bath**
- The separate **laundry room** has hook ups for full-sized washer and dryer
- The semi-detached, **one bedroom apartment** has a kitchen, full bath, living room and a private patio
- The **swimming pool and cabana** are found at the rear of the expansive garden
- The **two-car garage** has built-in storage, plus a temperature-controlled wine room
- A finished **attic** above the garage is currently used as a home office
- A **paved asphalt driveway** bisects the front of the property
- This beautiful parcel is enhanced by a variety of **mature perimeter trees**
- **Excellent Menlo Park School District**

PLEASE NOTE: The existing house is seventy-two years old. The property in its entirety is being sold in "As Is" condition without warranty.

Disclosure Package Available Upon Request

For Further Information Please Contact

Hugh D. Cornish

*International President's Premier
Coldwell Banker Residential Real Estate*

Bus: (650) 324-4456 Fax: (650) 324-8934 VM: (650) 566-5353

**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.*