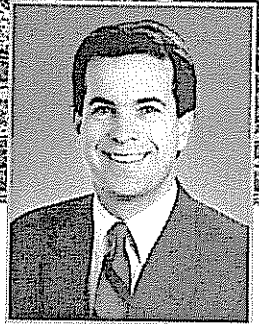


# UNPARALLELED OPPORTUNITY

86 BROADACRES ROAD ■ ATHERTON



presented by

## HUGH CORNISH



#1 Agent in Menlo Park –  
El Camino Office 2000, 2001,  
2002, 2003, & 2004

International President's Premier  
Top 1% of Coldwell Banker agents

**650-566-5353**

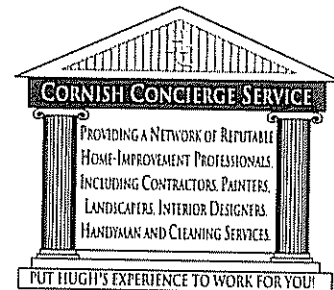
[hcornish@cbnorcal.com](mailto:hcornish@cbnorcal.com)

[www.hcornish.com](http://www.hcornish.com)

WELCOME to a beautiful 2.33-acre parcel tucked away on a secluded cul-de-sac in West Atherton. The existing five-bedroom, three-bath house sits at the front of the property; behind the house, wide-open spaces slope gently up to the fence line. Spreading oaks and towering eucalyptus enhance the unspoiled land, while green vistas open in every direction. Located in the top-rated Las Lomas School District. Truly an unparalleled opportunity.

*Offered at \$4,799,000*

- 2.33 unspoiled acres on a secluded West Atherton cul-de-sac
- Top-rated Las Lomas School District
- The existing house is 52 years old and is in original condition
- This beautiful parcel is enhanced by a variety of mature trees
- An unparalleled opportunity to build your dream home in West Atherton!



Information deemed reliable, but not guaranteed.

## **The Existing House Offers the Following Amenities:**

- Framed by diamond-paned sidelights, the front door opens to a formal **entry hall**
- The **living room** has a wood burning fireplace with a lovely brick hearth
- In the **family room**, floor-to-ceiling windows overlook the rear patio and pool
- The paneled **dining room** has an random-plank, oak hardwood floor
- The **kitchen** is expanded by a **breakfast room** with a view of the front garden
- A **central hallway** with two linen closets connects the bedrooms and baths
- **Five bedrooms**, one in use as a **den**, are located in the bedroom wing
- **Two full baths** in the bedroom wing, plus **one full bath** off the laundry room
- The large **laundry room** has hook-ups for a full-sized washer and dryer
- A **separate studio apartment** with a kitchenette and full bath is accessed via a breezeway leading from the laundry
- A **semicircular drive** bisects the front of the property, leading to the **two-car garage**
- Bordered by a flat lawn, the rear **patio** is partially sheltered by a deep overhang
- The rectangular **swimming pool** is surrounded by a deck of cement pavers
- Oaks and eucalyptus enhance the wide-open spaces at the rear of the property
- **PLEASE NOTE: The house is being sold in "As Is" condition.**

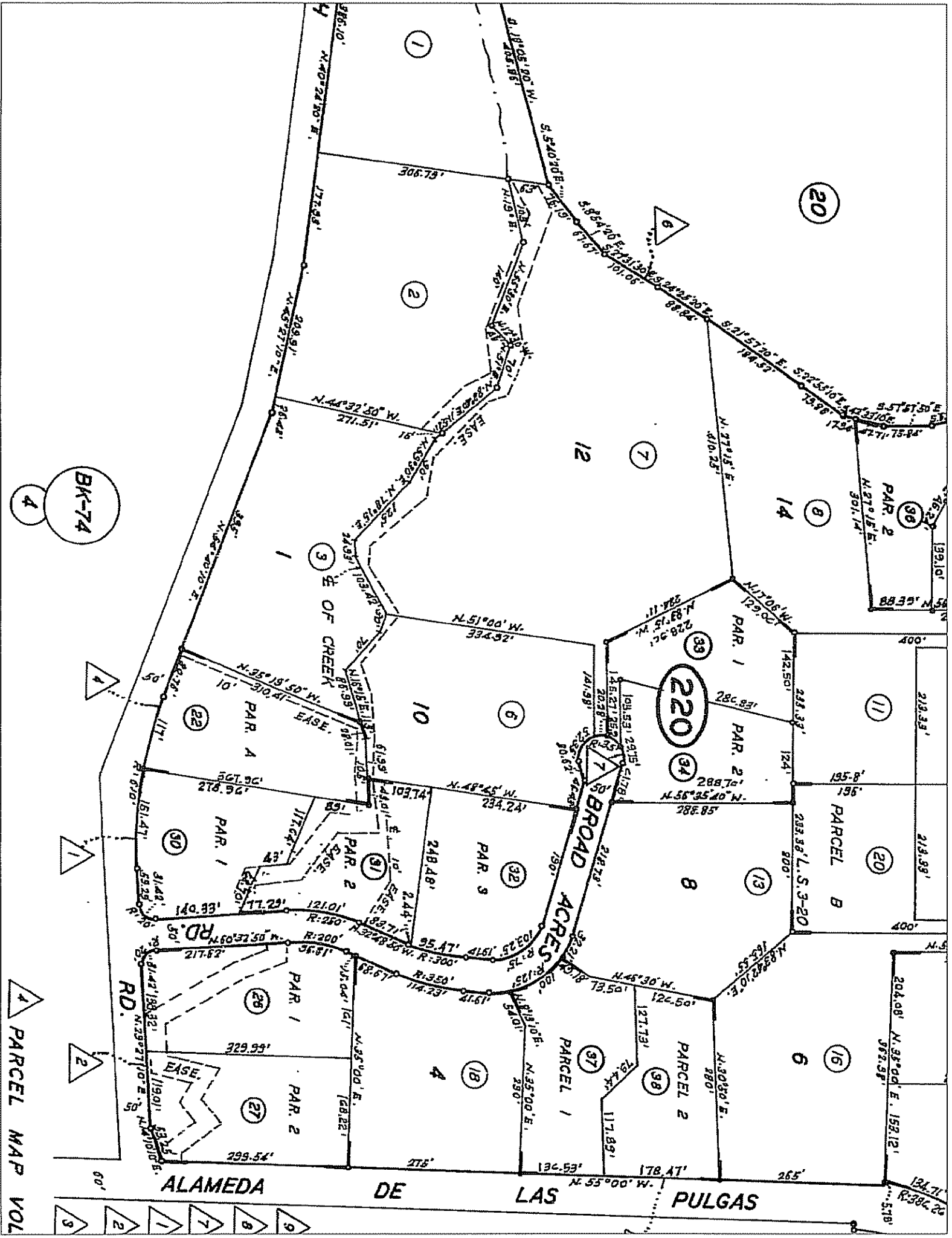
*For Further Information Please Contact*

***Hugh D. Cornish***

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

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*Any statistics or prices while not guaranteed,  
have been secured from sources we believe to be reliable.*



BK-74  
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4 PARCEL MAP VOL

ALAMEDA DE LAS PULGAS

220

20

PAR. 2  
391.14'

11

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