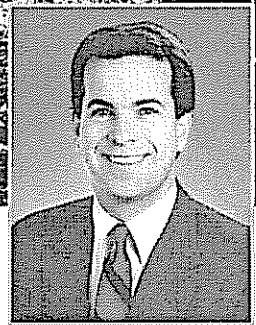
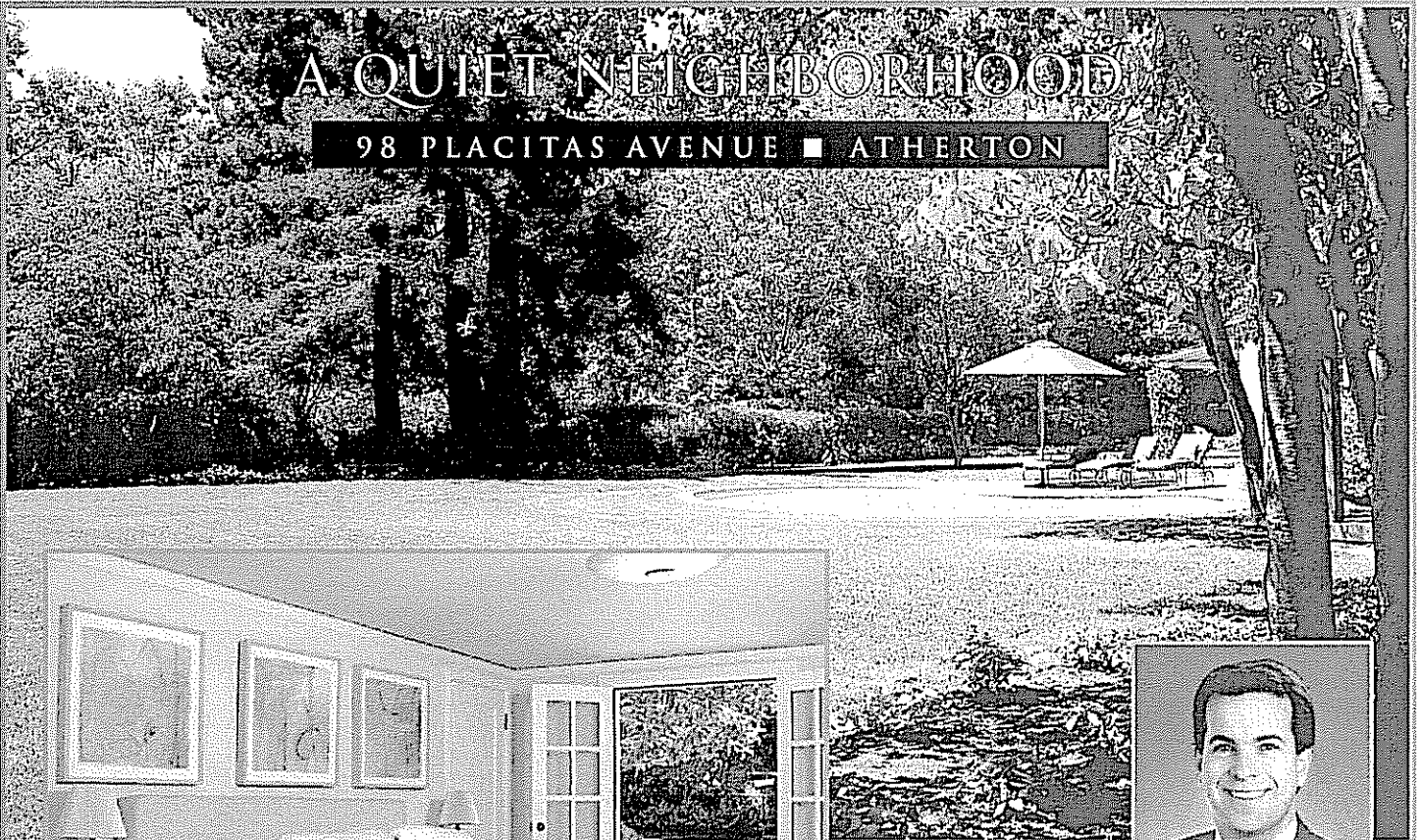


A QUIET NEIGHBORHOOD

98 PLACITAS AVENUE ■ ATHERTON



presented by

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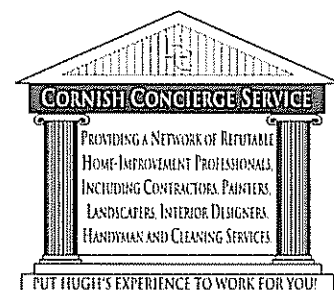
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WELCOME to an appealing ranch-style home located in a quiet Atherton neighborhood. Heritage oaks and fragrant pines surround this three-bedroom, two-bath home. A large living room, formal dining room, and eat-in kitchen complete the floorplan. Across the sun-splashed brick courtyard, a cozy bedroom and bath have been added to the detached two-car garage. In the garden, a shady pavilion adjoins the swimming pool, while verdant lawns, front and rear, are bordered by a profusion of flowering and evergreen shrubs.



Offered at \$2,275,000

- Three bedrooms and two full baths
- Large living room and formal dining room
- Bedroom and full bath off garage
- Pool and pavilion
- Excellent Menlo Park schools



Information deemed reliable, but not guaranteed.

98 Placitas Avenue

Atherton

Welcome to an appealing ranch-style home located in a quiet Atherton neighborhood. Heritage oaks and fragrant pines surround this three-bedroom, two-bath home. A spacious living room, formal dining room, and eat-in kitchen complete the floor-plan. Across the sun-splashed brick courtyard, a cozy bedroom and bath have been added to the detached two-car garage. In the garden, a shady pavilion adjoins the swimming pool, while verdant lawns, front and rear, are bordered by a profusion of flowering and evergreen shrubs. Excellent Menlo Park schools.

Summary of Features

- Approximately **43,966 square foot lot** in a quiet Atherton neighborhood
- A cheerful red front door opens from the gallery-style front porch into the **entry hall**
- The **living room** has a wood burning fireplace with a fir mantel and surround
- The formal **dining room** is brightened by French doors and two sash windows
- A **breakfast area** set in a window bay expands the **kitchen**
- **Three bedrooms and two full baths** include:
 - A **master-suite** with two large closets and a shared tile bath
 - A **second bedroom** adjoining the bath has a view of the front garden
 - A **third bedroom** is located next to the **second full bath**
- A cozy **cottage bedroom and full bath** have been added to the garage
- The detached, **two-car garage** has an automatically operated door
- A shady **pavilion** adjoins the flagstone patio and **swimming pool**
- A beautifully cared-for **rose garden** blooms along one side of the brick **courtyard**
- **Front and rear lawns** are bordered by a variety of evergreen trees and shrubs
- The property is **fully fenced** and screened by mature oaks, redwoods and pines
- Excellent **Menlo Park schools**
- Working well and storage system for garden irrigation

Entry Hall

- A cheerful red front door opens from the gallery-style front porch into the **entry hall**
- To the left of the front door is a coat closet
- A brass pendant lantern gleams softly above
- Picture moldings, baseboards and oak hardwood floor

Living Room

- The wood-burning fireplace is the focal point of the spacious **living room**
- The brick hearth is complemented by a straight-grained Douglas fir mantelpiece and surround
- Two true-divided light sash windows frame a view of the front garden
- A pair of French doors opens onto the gallery-style front porch
- A second pair of French doors opens onto a gallery-style side porch overlooking a sun-splashed brick courtyard
- Picture moldings, baseboards and oak hardwood floor

Dining Room

- The formal **dining room** adjoins the living room
- Two true-divided light sash windows frame a view of the rear garden
- A pair of French doors opens onto a gallery-style side porch overlooking a sun-splashed brick courtyard
- A graceful overhead light fixture provides flattering illumination
- A door allows convenient kitchen access
- Picture moldings, baseboards and oak hardwood floor

Breakfast Area/Kitchen

- A **breakfast area** set in a window bay expands the kitchen
- Three true-divided light sash windows frame a view of the rear garden
- The built-in buffet has cupboards above
- A trap door in the floor allows access to the basement
- A breakfast bar divides the breakfast area from the **kitchen**
- White-painted wood cabinets are topped by white counters
- The stainless steel sink is brightened by two wide windows overlooking the rear garden
- Appliances include a four-burner Thermador gas cook top with a single oven and a General Electric Profile side-by-side refrigerator/freezer
- A second door opens to the bedroom corridor
- Recessed spotlights and painted hardwood floor

Laundry Room

- The **laundry room** is located next to the kitchen
- There are hook-ups for a full-sized washer and dryer
- A door leads to the rear garden

Bedroom Corridor

- The **corridor** separates the master bedroom and two additional bedrooms from the living areas of the house
- There is a linen closet with built-in shelves
- Overhead lights and oak hardwood floor

Bedroom #1

- An unusual screened door/window opens from this **bedroom** onto the gallery-style front porch
- The walk-in closet provides abundant hanging and shelf space
- Stereo speakers are recessed into the ceiling
- Picture moldings, baseboards and oak hardwood floor

Master Bedroom

- The secluded **master bedroom** is located at the end of the corridor
- A true-divided light sash window opens to the gallery-style front porch
- A pair of French doors lead to the patio, pool and garden
- Two walk-in closets, one cedar-lined, offer abundant hanging and shelf space
- A third double closet has full-length mirrored doors
- Overhead light, picture moldings, baseboards and oak hardwood floor

Bath

- The shared full **bath** is located between bedroom #1 and the master bedroom
- The floor and tub surround are of mint green tile
- A medicine cabinet is built-in
- The charming porthole window allows ventilation
- A pedestal sink, a shower-over-tub and a commode complete the amenities

Bedroom #3

- This **bedroom** is found at the end of the corridor beside the master bedroom
- Two enormous, true-divided light sash windows frame a view of the rear garden

- The walk-in closet provides abundant hanging and shelf space
- Picture moldings, baseboards and oak hardwood floor

Bath

- The second full **bath** is located off the hallway next to bedroom #3
- The floor and stall shower are of pink tile
- A wall sink and commode complete the amenities

Garage/Cottage

- The detached **two-car garage** has an automatically operated door
- One side has been partitioned to create a cozy **cottage bedroom**
- French doors frame a view of the front garden
- The adjoining **full bath** has a tile stall shower, a sink, and commode
- Paneled walls and wall-to-wall carpet

Additional Features

- Approximately **43,966 square foot corner lot** in a quiet neighborhood
- A shady **pavilion** adjoins the flagstone patio and **swimming pool**
- A sun-splashed, **brick courtyard** occupies the space between the house and garage
- A beautifully cared-for **rose garden** blooms along one side of the courtyard
- The **front and side lawns** are bordered by a variety of evergreen trees and shrubs
- A **children's play area** is incorporated into the side garden
- The property is **fully fenced** and screened by mature oaks, redwoods and pines
- Excellent Menlo Park schools
- Working well and storage system for garden irrigation

Disclosure Package Available Upon Request

Hugh D. Cornish

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