

Sharon Heights Classic



1180 TRINITY DRIVE ■ MENLO PARK

Welcome to this four-bedroom, two and one-half bath ranch-style home located on a sunny slope in Sharon Heights. The one-story floor plan incorporates a living room, formal dining room, family room, and eat-in kitchen. The spacious master suite includes dual dressing areas with individual sinks and closets. In the rear garden, a patio shaded by an arbor makes outdoor entertaining a pleasure. Excellent Las Lomas schools.



SUMMARY OF FEATURES:

- Four bedrooms, two and one-half baths
- Living room, formal dining room, family, and eat-in kitchen
- New paint, new carpet, and new light fixtures
- Excellent Las Lomas School District



Offered at \$1,549,000

HUGH CORNISH

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Menlo Park

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1180 Trinity Drive

Menlo Park

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Summary of Features

- The paneled, double front doors open into an **entry** with terrazzo floors
- The **living room** has a wood burning fireplace with a natural stone hearth
- The formal **dining room** overlooks a view of the front garden
- An informal dining area and a wet bar expand the **kitchen**
- The adjoining **family room** has built-in bookshelves and a brick fireplace
- The spacious **master-suite** has dual dressing areas with individual sinks
- There are **three additional bedrooms** which share a second bath off the hall
- The **laundry room** has storage cabinets and hook-ups for washer and dryer
- The **half bath** is found next to the laundry and has a deep soaking sink
- The attached **two-car garage** has a built-in work bench and an automatic door
- The paved asphalt driveway offers plenty of **guest parking**
- The sweeping front lawn is bordered by mature trees and **flowering shrubs**
- In the sunny rear garden the aggregate patio is shaded by an arbor
- Approximately **2515 square feet** of living space excluding garage
- Sloping parcel of approximately .34 of an acre (14,810 square feet)
- Excellent **Las Lomas schools**

Interior

Entry Hall

- Paneled double doors open from the covered front porch to the **entry**
- The circular entry lies between the living room on the right and the dining room on the left
- Graceful pendant lamp and white terrazzo floor

Living Room

- In the **living room**, a series of wide windows overlooks the view of the front garden
- The wood burning fireplace has a natural stone hearth and chimney piece reaching to the ceiling
- New wall-to-wall carpet

Dining Room

- In the formal **dining room**, wide windows overlook a view of the front garden
- A door allows convenient kitchen access
- New wall-to-wall carpet

Kitchen

- An informal dining area expands the **kitchen**
- Counters and back splash are of tile
- Banks of white cabinets line the walls
- A broom closet lies next to the pocket door to the hall
- The porcelain single sink overlooks the rear garden through a wide window
- Appliances include a four-burner Frigidaire electric cook top, stacked Maytag electric ovens, Kenmore microwave, Maytag dishwasher and Kenmore side-by-side refrigerator/freezer
- A breakfast bar separates the kitchen from the informal dining area
- Sliding glass doors open to the rear patio and garden
- A stainless steel prep sink with glass shelves above is set into a tile counter opposite
- Over head light and parquet hardwood floor

Family Room

- The paneled **family room** adjoins the informal dining area

- The wood burning fireplace has an antique-brick hearth and surround, as well as a gas starter
- Bookcases are built-in to the left of the fireplace
- A sliding glass door opens to the rear patio and garden
- Random-plank, oak hardwood floor under new wall-to-wall carpet

Hallway

- The **hallway** separates the master suite and three additional bedrooms away from living areas of the house
- There are a guest coat closet, and two linen closets with built-in shelves
- Attic steps pull down from the ceiling
- Recessed lighting and hardwood floors under new wall-to-wall carpet

Bedroom #1

- **Bedroom #1** overlooks the rear garden through a wide window
- Concealed by louvered doors, the double closet offers abundant hanging and shelf space
- Overhead light and hardwood floors under new wall-to-wall carpet

Bath

- A **full bath** is located off the hallway and is shared by bedrooms #1, #2 and #3
- Twin sinks are set into a faux marble counter beneath a decorative mirror
- Tile-lined shower-over-tub and commode in its own alcove
- A window opens to the rear garden
- Recessed spotlights and tile floor

Bedroom #2

- **Bedroom #2** overlooks the rear garden through a wide window screened by plantation shutters
- Concealed by louvered doors, the double closet offers abundant hanging and shelf space
- Overhead light and parquet hardwood floors under new wall-to-wall carpet

Bedroom #3

- **Bedroom #2** overlooks the front garden through two windows
- Concealed by louvered doors, the double closet offers abundant hanging and shelf space

- Overhead light and new wall-to wall carpet

Master Suite

- The secluded **master bedroom** is located at the end of the hallway
- A sliding glass door allows access directly from the bedroom to the rear garden
- Overhead light and wall-to-wall carpet
- Pocket doors open to reveal **dual dressing rooms**
- One of the rooms has a cedar-backed triple closet, built-in dressing table, tub, and sink set into a counter beneath a wall of mirror
- The other has a cedar-backed, fitted closet, built-in bureau, tiled stall shower, and sink set into a counter beneath a wall of mirror
- Between the two dressing rooms a compartment contains the shared commode
- Recessed lighting

Laundry Room and Half Bath

- This room has ample space for a full capacity washer and dryer
- The room is brightened by a window overlooking the side garden
- Storage cabinets are built-in against one wall
- A door allows interior access to the two-car attached garage
- In the adjoining half-bath, a deep soaking sink is set into a faux marble counter beneath a mirror
- White tile floor

Exterior

- The paved asphalt driveway offers plenty of **guest parking**
- The sweeping front **lawn** is bordered by citrus and flowering shrubs
- In the sunny rear garden the aggregate patio is shaded by an arbor
- There is a deck off the master bedroom
- At one end of the garden, an elevated platform is perfect for summer barbecues

Additional Features

- The two-car attached garage has a built-in workbench and an automatic door
- Two hot water heaters
- Automatic sprinklers front and rear

- Carpet, door hardware, light switches and light fixtures have been newly replaced
- Fresh paint throughout the house
- Approximately **2515 square feet** of living space excluding garage
- Sloping parcel of approximately .34 of an acre (14,810 square feet)
- Excellent Las Lomas schools

Disclosure Package Available Upon Request

For further information please contact:

Hugh D. Cornish

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*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 City of Menlo Park
Building Department. Buyer shall verify square footage of lot and all structures. Buyer shall
verify attendance at local schools.*