

Hilltop Ladera Home



840 LA MESA DRIVE ■ PORTOLA VALLEY

Welcome to this freshly-painted, five bedroom, three bath house located on a quiet hilltop in Ladera. Built on a gently sloped, 12,150 square foot lot, the floor plan includes an open air atrium, living room with cathedral ceiling, formal dining area, family room, and eat-in kitchen. In the fully enclosed rear yard, redwood trees, bordered by a profusion of flowering shrubs, surround a patio trimmed in red brick. Ownership of this wonderful property allows neighborhood membership in the Ladera Rec Center, which offers a playground, two pools, and four tennis courts.

Offered at \$1,749,000



SUMMARY OF FEATURES:

- Five bedrooms and three baths
- Large living room/dining room with dramatic cathedral ceiling and clerestory windows
- Eat-in kitchen has hardwood floors and a view of the wisteria arbor
- The comfortable family room opens off the living room
- Spacious laundry room has full-sized washer and dryer plus cupboard storage
- Access to the Ladera Rec Center with playground, two pools, and four tennis courts
- Excellent Las Lomas School District



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*Quiet Ladera
Hilltop*

**840 La Mesa Drive
Portola Valley**

840 La Mesa Drive, Portola Valley

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Summary of Features

- The **open-air atrium** forms the entrance and lets light into many of the rooms
- The **living room** is enlarged by a dramatic cathedral ceiling and clerestory windows
- Sliding glass doors open from the formal **dining area** to the patio and rear garden
- The eat-in **kitchen** has hardwood floors and a view of the wisteria arbor
- The comfortable **family room** opens off the living room
- Five bedrooms and three full baths include
 - A **master suite** with a walk-in closet and **full bath**
 - An adjoining **sitting room/second bedroom** with a second walk-in closet
 - **Three additional bedrooms** and **two full baths** off the family room
- The large **laundry room** has full-sized washer and dryer plus cupboard storage
- A storage room leads from the atrium to the attached **two-car garage**
- In the fully-fenced rear yard, the brick-trimmed **patio** is bordered by flowering shrubs
- A corner picnic area sits above sunny **raised beds** planted with roses and herbs
- A variety of **trees**, including pines and redwoods, encircles the property
- Access to the **Ladera Rec Center** with playground, two pools and four tennis courts
- Excellent **Las Lomas School District**
- Gently sloped, nearly level lot is approximately **12,150 square feet**

Interior

Atrium

- Overhung by deep eaves, a paneled door opens from the aggregate front porch
- The open-air **atrium** forms the entrance and lets light into many of the rooms
- Sliding glass doors open to nearly all the rooms of the house

Living Room

- The **living room** has a view of the patio and rear yard through a wall of windows
- The wood burning fireplace has a brick chimney that reaches all the way up to the dramatic cathedral ceiling
- Clerestory windows enlarge the room
- Sliding glass doors open both to the atrium and to the rear garden
- Pocket door leads to a bedroom hallway and to the kitchen
- Track lights and oak hardwood floors

Dining Area

- The formal **dining area** adjoins the living room
- Sliding glass doors open to the patio and rear garden
- A door allows access to the eat-in kitchen
- Overhead light, beamed ceiling and oak hardwood floors

Kitchen and Breakfast Area

- In the **kitchen**, banks of white cabinets are topped with white counters
- A butcher block is set into the counter near the stainless steel sink
- Overhead, a skylight admits natural light
- Appliances include a Thermador four-burner electric range, two stacked built-in Whirlpool electric ovens, Maytag dishwasher, and a Maytag side-by-side refrigerator/freezer
- A broom storage closet is located next to the ovens
- Nearby, a pocket door opens to the living room
- The **breakfast area** has a view of the wisteria arbor through a wall of windows
- Sliding glass doors open to the patio
- A bank of cabinets is built-in against one wall
- The walk-in pantry lies between the breakfast area and the laundry
- Overhead lights, beamed ceiling and oak hardwood floors

Laundry Room

- The large **laundry** is equipped with a full-sized washer and dryer
- Storage cupboards are built-in
- A window frames a view of the side yard
- Overhead light and oak hardwood floors

Family Room

- A door opens from the kitchen to the comfortable **family room**
- Sliding glass doors open to the atrium
- Concealed by folding doors, a large closet provides generous shelf storage
- Above, a skylight admits natural light
- Overhead light, beamed ceiling and new wall-to-wall carpet

Bedroom Hallway

- The **bedroom hallway** leads from the living room to the master suite
- A capacious storage closet is concealed behind louvered doors
- Overhead lights and oak hardwood floors

Master Suite

- The **master suite** is comprised of a bedroom, sitting room/second bedroom and a full bath
- In the **bedroom**, sliding glass doors open both to the atrium and to a private patio
- A fitted walk-in closets provides ample shelf storage and hanging space
- A second double closet is concealed behind folding doors
- Air conditioning, overhead light, beamed ceiling and new wall-to-wall carpet
- The communicating **master bath** has a shower-over-tub, sink and commode
- A second room has a sink set into a limestone counter beneath a wall of mirror
- Both rooms are lined in creamy limestone
- In the adjoining **master sitting room/second bedroom** sliding glass doors open to the patio and rear garden
- A window frames a view of the side garden
- A fitted walk-in closet provides ample shelf storage and hanging space
- Air conditioning, overhead light, beamed ceiling and new wall-to-wall carpet

Back Hallway

- The **back hallway** leads from the family room to three additional bedrooms and two full baths
- Overhead light, beamed ceiling and new wall-to-wall carpet

Bedroom #3

- In **bedroom #3** a window frames a view of the front garden
- A second window overlooks the side yard
- The custom-fitted double closet provides shelf storage and hanging space
- Beamed ceiling, overhead light and new wall-to-wall carpet

Bedroom #4

- In **bedroom #4** a window frames a view of the front garden
- A second window overlooks the planted bed next to the front walk
- The custom-fitted double closet provides shelf storage and hanging space
- Beamed ceiling, overhead light and new wall-to-wall carpet

Bedroom #5

- **Bedroom #5** is located down a short hallway lined with custom-fitted closets
- A lamp is suspended from the beamed cathedral ceiling
- Clerestory windows enlarge the room
- Sliding glass doors open to the atrium
- New wall-to-wall carpet

Bath #2

- **Bath #2** is located off the hallway next to the family room
- A sink is set into a limestone tile counter beneath wall of mirror
- A row of lights above the mirror illuminates the room
- Overhead, a skylight admits natural light
- Tile-lined stall shower, commode
- This room is lined in creamy limestone

Bath #3

- **Bath #3** is located around the corner
- The sink is set into a Formica counter beneath a mirrored wall
- A row of lights above the mirror illuminates the room
- Oversized, shower-over-tub with whirlpool feature and commode
- Overhead light, beamed ceiling and tile floor

Exterior

Patio and Gardens

- Mature landscaping enhances both front and rear **gardens**
- In the fully-fenced rear garden, the brick-trimmed patio is bordered by flowering shrubs, including camellias, azaleas and rhododendrons
- Brick paths lead to a corner picnic area
- Sunny raised beds are planted with roses and herbs
- A variety of trees, including pines and redwoods, encircles the property providing peace and privacy

Additional Features

- Automatic irrigation front and rear
- Fresh paint, new light fixtures and new wall-to-wall carpets
- Beautiful blonde oak hardwood floors
- Paved asphalt cement drive and aggregate front walk
- Attached **two-car garage** with an automatically operated door, built-in workbench and skylight
- Bonus storage room between the garage and atrium
- Excellent **Las Lomas School District**
- House is approximately 2580 square feet plus a 690 square foot garage
- Gently sloped lot is approximately 12,150 square feet
- Neighborhood recreational facility available

Disclosure Package Available Upon Request

For further information please contact:

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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 San Mateo County Building Department. Buyer shall verify square footage of lot and all structures. Buyer shall verify attendance at local schools.