

Woodland Retreat in Atherton Heights



471 FLETCHER DRIVE ■ ATHERTON

Welcome to this charming, two-level, ranch-style home in quiet Atherton Heights. Nestled on approximately 1.21 acres overlooking a magnificent woodland view, the three-bedroom, two-bath home has been beautifully enlarged and updated. The superbly proportioned living room and kitchen-family room open to an expansive, sunny deck perched above cascading lawns. In the formal dining room, a window bay frames a view of the enchanting landscaped garden. The comfortable master suite incorporates a large bedroom, dressing area with walk-in closet, and private bath.



The lower level is comprised of a playroom, basement workshop, and two-car carport. Excellent Las Lomas School District.

SUMMARY OF FEATURES:

- Three bedrooms, two baths, including master suite
- Living room, formal dining room, family room-kitchen
- Lower level with playroom, basement workshop, and two-car carport
- Beautiful landscaped garden
- Las Lomas schools

Offered at \$2,395,000



HUGH CORNISH

*International President's Premier
Top 1% of Coldwell Banker Agents*

650-566-5353

hcornish@cbtnorcal.com



Atherton

Menlo Park

Portola Valley

Woodside



CORNISH CONCIERGE SERVICE

PROVIDING A NETWORK OF REPUTABLE
HOME-IMPROVEMENT PROFESSIONALS,
INCLUDING CONTRACTORS, PAINTERS,
LANDSCAPERS, INTERIOR DESIGNERS,
HANDYMAN AND CLEANING SERVICES.

PUT HUGH'S EXPERIENCE TO WORK FOR YOU!

For more information on this property and others, please visit my Web site at:

WWW.HUGHCORNISH.COM

471 Fletcher Drive

Atherton

Welcome to this charming, two-level, ranch-style home in quiet Atherton Heights. Nestled on approximately 1.21 acres overlooking a magnificent woodland view, the three bedroom, two bath home has been beautifully enlarged and updated. The superbly-proportioned living room and kitchen-family room open to an expansive, sunny deck perched above cascading lawns. In the formal dining room, a window bay frames a view of the enchanting landscaped garden. The comfortable master suite incorporates a large bedroom, dressing area with walk-in closet and private bath. The lower level is comprised of a playroom, basement workshop and two-car carport. Excellent Las Lomas School District.

Summary of Features

- A paneled door with sidelights opens from the front porch into the **entry hall**
- French doors flanked by windows open from the **living room** to the sunny deck
- The formal **dining room** has a window bay and twin, built-in corner cabinets
- The **family room** features a closeted wet bar and beamed, cathedral ceiling
- In the **kitchen**, alder cabinets are topped with butcher-block maple counters
- The **master suite** incorporates a dressing area, several closets and a full bath
- **Two additional bedrooms** each have double closets and hardwood floors
- A second **full bath** is located off the hall and is shared by these two bedrooms
- The **laundry room** offers a full-sized washer and dryer and a soaking sink
- On the lower level, the **playroom** features a storage closet under the stairs
- A **basement workshop** with built-in shelf storage lies beyond the playroom
- The expansive, redwood **deck** overlooks cascading lawns backed by woodland
- Surrounded by greenery, the aggregate **patio** is convenient to the master suite
- Stepping stones meander past a **rock garden** to a secluded potting area
- Towering **redwoods** on either side of the house ensure peace and privacy
- **Terraced** beds overflow with a profusion of flowering plants
- A **two-car carport** is tucked away beneath the deck
- The approximately **1.21 acre** property is almost completely fenced
- Approximately **2710 square feet** of living space, excluding the lower level
- Excellent **Las Lomas** School District

Approach

- A quaint gate opens from the asphalt drive to a herringbone red-brick path bisecting a lush lawn
- A brick retaining wall contains a border planted with a variety of flowering shrubs and perennials
- The brick front porch is sheltered by a charming gable

House

Entry Hall

- A paneled door, framed by clear glass sidelights opens into the **entry hall**
- A foursquare skylight above the door admits natural light
- A guest coat closet provides extra hanging storage
- Two bookcases are built into the walls
- Spotlights are recessed into the ceiling
- Crown moldings, baseboards and polished, dark hardwood floor with a border stripe

Living Room

- The superbly-proportioned **living room** is perfect for entertaining
- The wood burning fireplace has a classic carved wooden mantel and a dark gray marble hearth and surround
- French doors flanked by tall windows open to the sunny redwood deck
- Perimeter spotlights are recessed into the nine foot ceiling
- Crown moldings, baseboards and polished, dark hardwood floor

Dining Room

- The formal **dining room** adjoins the entry hall and has convenient access to the kitchen and family room through a swing door
- A sparkling window bay frames a view of the enchanting landscaped garden
- The bay windows are fitted with plantation shutters
- Two built-in, lighted, corner display cabinets flank a window overlooking the drive
- Spotlights are recessed into the coffered ceiling
- Crown moldings, baseboards and polished, dark hardwood floor

Kitchen and Family Room

- In the chef's **kitchen**, banks of warm alder-wood drawers and cabinets are topped with butcher-block maple counters and green limestone backsplashes
- Black, wrought iron pulls accent the cabinets and drawers, which are an unusual thirty inches deep, allowing more storage and counter space
- A sculptural pot rack is suspended above the center island, which incorporates a stainless steel prep sink, and a one-person breakfast bar
- The extra-deep, stainless steel sink has a pull-out gooseneck faucet, soap dispenser, and filtered water dispenser
- A pair of built-in display shelves on either side of the sink frame a window bay with a leafy view
- Encased in green limestone counters, the six burner Dacor combination range has a six-burner gas cook top and an electric oven
- The hood above the range has been crafted to match the paneled alder-wood cabinetry
- Other appliances include a built-in General Electric Spacemaker microwave, a Thermador electric oven, a Thermador warming drawer, an Amana side-by-side refrigerator/freezer, and a Miele dishwasher
- The built-in housekeeping desk has an elegant black top and bookshelves above
- The adjoining **family room** is centered on the elevated fireplace which has a green limestone hearth and surround
- A television alcove and built-in bookshelves are to the left of the fireplace
- Paneled double doors conceal a wet bar with a porcelain sink and plentiful storage
- A shallow closet occupies the opposite corner of the room
- French doors flanked by tall windows open to the sunny redwood deck
- Can spotlights are attached to the beams supporting the lofty cathedral ceiling
- Polished dark hardwood floor

Interior Hallway

- An interior **hallway** allows access from the entry hall to the bedroom wing
- A second guest coat closet and a storage closet are located down this hallway
- A skylight above the doorway guest bath admits natural light
- Spotlights are recessed into the ceiling
- Crown moldings, baseboards and polished, dark hardwood floor

Bedroom #1

- **Bedroom #1** overlooks the enchanting landscaped garden
- Concealed by louvered doors, the double closet offers abundant hanging and shelf space
- Crown moldings, baseboards and polished, blonde hardwood floor

Bedroom #2

- **Bedroom #2** overlooks the enchanting landscaped garden and redwood grove
- Concealed by louvered doors, the double closet offers abundant hanging and shelf space
- Crown moldings, baseboards and polished, blonde hardwood floor

Bath

- The **full bath** is located off the hallway and is shared by these two bedrooms
- A linen cupboard is built-in next to the door
- A white porcelain sink is set into a white Formica counter beneath a wall of mirror
- A storage alcove adjoins the counter
- The shower-over-tub has a tile enclosure and clear glass door
- Overhead light, crown moldings, baseboards and polished, white tile floor

Master Suite

- The comfortable **master suite** is located at the end of the bedroom wing hallway
- In the **bedroom**, a series of windows frame a magnificent woodland view
- French doors open to an intimate aggregate patio
- Concealed by louvered doors, the double closet offers abundant hanging and shelf space
- A second closet houses the television and file storage
- Bookshelves are built-in above the desk
- Spotlights are recessed into the ceiling
- Crown moldings, baseboards and off white wall-to-wall Berber carpet
- The **dressng area** adjoins the bedroom
- The double bureau with shelves is built-in
- Concealed by louvered doors, the walk-in closet offers abundant hanging and shelf space
- Spotlights are recessed into the ceiling

- Crown moldings, baseboards and off white wall-to-wall Berber carpet
- A pocket door opens to the private **full bath** is found beyond the dressing area
- A white porcelain sink is set into a white tile counter beneath a wall of mirror
- The oversized, stall shower has a tile enclosure with a built-in shelf and clear glass door
- A window frames a view of the redwood grove
- Spotlights are recessed into the ceiling
- Crown moldings, baseboards and polished, white tile floor

Laundry

- The **laundry** is conveniently located near these bedrooms
- There is room for large-sized washer and dryer
- Opposite, a porcelain soaking sink is set into a Formica counter
- Banks of storage cabinets line the walls above and below
- A shelf for cleaning supplies lies at the far end of the room
- The built-in ironing board folds down from the wall
- A door opens to the aggregate path leading to the patio
- Recessed spotlights and green vinyl tile floor

Lower Level Playroom and Basement Workshop

- A flight of stairs descends to the lower level
- A furnace, water heater, and side-by-side refrigerator are located at the bottom of the stairs
- The **playroom** has a fully-finished interior
- Extra storage is found beneath the stairs and in the crawl space under the master bedroom
- Recessed spotlights, overhead light and durable cement floor
- A partially-finished, **basement workshop** is found beyond the playroom
- Two workbenches and banks of storage shelves are built-in
- Windows have a view of the two-car carport
- A door opens to the carport
- Fluorescent lights and wall-to-wall carpet

Grounds

Deck, Carport, Patio and Garden

- The expansive, redwood **deck** overlooks cascading lawns backed by woodland
- A barbecue is encased in a brick console
- Benches and a redwood planter box are built-in against the railing
- Redwood steps lead from one level of the deck to another
- Terra cotta-colored flagstone steps descend to the lower garden
- A variety of trees and luxuriant shrubs enliven the terraced beds that border the lush lawns
- The two-car **carport** is tucked away beneath the deck
- Surrounded by greenery, the intimate aggregate **patio** is convenient to the master suite
- Stepping stones meander past a rock garden planted with graceful sasanqua camellias
- A secluded work area with a built-in potting bench is concealed behind a lath fence
- A brick path leads from the patio past the redwood grove to the landscaped front **garden**
- A brick retaining wall contains a border planted with a variety of flowering shrubs and perennials
- Flagstone steps climb toward an enormous pine in the corner of the property
- A seasonal creek tumbles past the house
- Towering redwoods on either side of the house ensure peace, privacy and a naturally cooled house in summer

Additional Features

- The desk in the master bedroom is wired for Comcast cable internet. The rest of the house is served by a wireless network.
- Cable television connections are located in the family room, bedroom #2 and in the master bedroom.
- Alarm system, provided by Alarm Specialists is a beam-based system connected to Atherton police. Four alarm zones can be armed or disarmed separately. There is also a twenty-four hour “panic button” zone as well as a twenty-four hour “fire system” zone.

- The heating system allows “A.M.”, “P.M.” and “Away” settings.
- Automatic irrigation systems throughout the property , except for the planting bed outside the northeast corner of the master bedroom.
- Outdoor lighting on the front porch, deck, and garden outside the master bedroom. Security lighting at the four corners of the house can be switched in the master bedroom. There are also motion sensor lights in the carport.
- There is an electrical box at the wall on the east end of the driveway which can be used to install additional exterior lighting. The switch is in the entry hall.
- The approximately **1.21 acre** property is almost completely fenced
- Approximately **2710 square feet** of living space (per seller), excluding the lower level
- Excellent Las Lomas School District

Disclosure Package Available Upon Request

For further information please contact:

Hugh D. Cornish

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

Direct: (650) 566-5353

Bus: (650) 324-4456

Fax: (650) 323-7128

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 Town of Atherton Building Department. Buyer shall verify square footage of lot and all structures. Buyer shall verify attendance at local schools.