

Romantic Villa in Old Palo Alto



425 SEALE AVENUE ■ PALO ALTO

Welcome to this four-bedroom, three-and one-half-bath, Mediterranean villa located on one of the most desirable streets in Old Palo Alto. A rough-hewn, plank door opens from the forecourt into a circular, double-height entry hall. On either side of this dramatic space archways lead to an elegant living room and a comfortable family kitchen. Double doors open to the charming, octagonal formal dining room. A garden loggia, guest powder room, and attached, two-car garage complete the first story. A semi-circular staircase leads to the second story, which is comprised of two guest bedrooms, with a shared bath, an upstairs laundry room, plus a luxurious master suite. The lower level incorporates a great room with dining area and kitchenette, bedroom and full bath, temperature-controlled wine room, art and activity room, and storage rooms. The adjacent parcel is for sale by owner, but not listed.

- Four bedrooms, three and one-half baths
- Living room, formal dining room, family kitchen
- Lower level with great room, kitchenette, bedroom, and full bath
- Landscaped garden with loggia, outdoor fireplace, patio, and lawn
- Award-winning Palo Alto School District

Offered at \$4,500,000



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Atherton

Menlo Park

Portola Valley

Woodside



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

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Summary of Features

- A rough-hewn, arched door opens into the circular, double-height **entry hall**
- The elegant **living room** is warmed by a cast-stone, wood burning fireplace
- Sparkling French doors in the octagonal **dining room** frame a garden view
- The comfortable **family room** has a pine-wood floor and a beamed ceiling
- In the adjoining **kitchen**, gray, slab-granite counters top cherry wood cabinets
- The **powder room** is tucked beneath the staircase, just off the entry hall
- The hand-made, terra cotta tile **staircase** is complemented by a bronze rail
- Upper gallery leads to the **master suite**, which includes a private **library/office**
- In a separate wing, **two additional bedrooms** share a full bath
- The upstairs **laundry room** has hookups for full-sized washer and dryer
- The a second staircase descends from the entry hall to the **lower level**
- Temperature-controlled **wine room** has the capacity to store over 600 bottles
- The **great room** incorporates a media cabinet, a dining area and a kitchenette
- Beyond the great room are the **fourth bedroom** and **third full bath**
- The **art and activity room** has a deep sink, plus hook-ups for washer and dryer
- The fully-finished, **two-car garage** has a built-in workbench and a storage loft
- The garden **loggia** is located beyond the living room, adjacent to the **rear patio**
- The **lawn** is encircled by **shrubs and trees** in a variety of shades and textures
- An abundance of brilliant **flowers** envelopes the house and crowds the garden
- Approximately **4303 square feet of living space** excluding the lower level
- Award-winning **Palo Alto School District**

First Story

Entry Hall

- A rough-hewn, arched door opens from the terra cotta tile front porch
- Inside, the circular, double height **entry hall** is punctuated by rustic timbers, which support the upper gallery
- Next to the door, a bench, flanked by glossy cherry wood cabinets, is built-in
- A guest coat closet provides extra storage
- The turreted ceiling is lined in natural redwood
- An enormous copper lantern is suspended from the peak
- Black torcheres and recessed spotlights provide additional illumination
- Hand-crafted, terra cotta tile floor

Living Room

- Opposite the front door, an archway leads to the elegant **living room**
- The handsome, cast stone, wood-burning fireplace is ornamented by an ironwork screen
- The fireplace is flanked by glass doors which open to the loggia
- Sparkling French doors open to the rear patio
- The ceiling is accented by rough-hewn beams
- Spot lighting is draws the eye to art pieces on walls and mantel
- Polished knotty pine floor

Dining Room

- Double doors open from the entry hall to the octagonal formal **dining room**
- The box-beamed ceiling adds richness to the room
- A graceful wood and metal-work chandelier is suspended from the ceiling
- Sparkling French doors open to the rear patio
- A cherry wood buffet with a gray slab-granite counter is built into an alcove
- Spot lighting is recessed into the ceiling
- Hand-made terra cotta tile floor

Family Room and Kitchen

- The comfortable **family room** an be accessed from either the dining room or the entry hall
- The built-in housekeeping desk is set beneath a wide window
- True divided-light windows are screened by wooden blinds

- Sparkling French doors open to the rear patio
- A small closet holds cleaning supplies
- A built-in, padded banquette separates the family room from the **kitchen**
- Rich cherry wood drawers and cabinets are topped with gray slab-granite counters and have a tumbled marble tile backsplash
- The single stainless steel sink is set into a granite counter backing the banquette
- The SubZero, side by side refrigerator/freezer is paneled to match the cabinets
- The six-burner, Thermador gas range is surmounted by a Thermador stainless steel hood
- Other stainless steel appliances include a built-in GE Profile microwave and two Fisher & Paykel dishwasher drawers
- A glass door opens to the forecourt
- A second door leads to the garage
- Spot lighting shines from the beamed ceiling
- Polished knotty pine floor

Guest Powder Room

- The guest **powder room** is tucked beneath the staircase, just off the entry hall
- The built in vanity has a cherry wood cabinet and a round, silver metal “bowl” sink
- A single sconce provides gently flattering illumination
- The window is screened by a wooden blind
- Hand-made terra cotta tile floor

Second Story

Staircase and Upper Gallery

- The semi-circular **staircase** has hand-made terra cotta tile treads and risers
- These are complemented by a bronze rail in a shepherd’s crook design
- The staircase ascends to the **upper gallery**
- The gallery leads to the bedroom wing and to the master suite
- True divided-light, wood-framed windows admit natural light
- An arched, lighted display niche is recessed into the wall
- A glass door opens to a shallow balcony perched above the front door
- Spot lighting is recessed into the turreted ceiling
- Hand-made terra cotta tile floor

Master Suite

- A plank door open to the secluded and luxurious **master suite**
- A linen closet is located just inside the door to the left
- Sliding glass doors open to a shallow balcony overlooking the rear garden
- A padded window seat with drawers and a cherry wood armoire are built-in
- The cedar-lined, custom-fitted walk-in closet offers a built-in bureau, bins, shelves and hanging storage
- Spot lighting and stereo speakers are recessed into the lofty, beamed ceiling
- Polished, knotty pine floor
- The private **library/office** is reached by climbing two stairs
- The octagonal room has built-in, cherry wood bookshelves
- Above the built-in desk, three Palladian windows frame a view of the rear garden
- The turreted ceiling is lined in natural redwood
- A copper lantern is suspended from the peak
- Polished, knotty pine floor
- A pocket door conceals the **master-bath**
- Twin porcelain “bowl” sinks are set into a gray slab-granite counter beneath a wall of mirror
- Black enameled drawers and cabinets provide abundant storage space
- Above, a skylight admits natural light
- The oversized Kohler whirlpool tub is set into a tumbled-marble deck framed by a wide window
- The tumbled-marble tile stall shower is enlivened by a mosaic frieze in the Greek key pattern
- Spot lighting and stereo speakers are recessed into the ceiling
- The tile floor is set in an attractive basket weave pattern

Additional Upstairs Bedrooms

- The **two additional upstairs bedrooms** are located in a separate wing
- The first bedroom has a closet, an overhead light, spotlights and stereo speakers recessed into the ceiling, and wall-to wall carpet
- The second bedroom has windows on three sides, and has two closets, an overhead light, spotlights and stereo speakers recessed into the ceiling, and a pine floor

Shared Bath

- The **shared bath** is situated between the two bedrooms

- Twin porcelain sinks are set into a gray slab-granite counter beneath a wall of mirror and lit by sconces
- White drawers and cabinets provide abundant storage space
- Above, a skylight admits natural light
- The shower-over-tub has a tile surround
- Stereo speakers are recessed into the ceiling
- Blue and green tile floor

Laundry Room

- The upstairs **laundry room** is conveniently located in this bedroom wing
- A stainless steel sink for soaking is set into a Corian counter
- There are hook-ups for full-sized a washer and dryer
- The walls are lined with white cabinets
- Spot lighting is recessed into the ceiling
- Terra cotta tile floor

Lower Level

Staircase and Wine Room

- The staircase to the lower level has hand-made terra cotta tile treads and risers
- The rail is custom-crafted of black wrought-iron
- A wrought-iron screen with a grapevine motif lends a whimsical touch
- At the bottom of the stairs, the temperature-controlled wine room is lined in floor-to-ceiling racks with storage capacity for over six hundred bottles
- Spot lighting is recessed into the ceiling
- Terra cotta tile floor

Great Room and Kitchenette

- The expansive **great room** incorporates an eating area defined by rustic timbers
- Flanked by deep display shelves a media center crafted of blonde wood is built-in against the far wall
- Four true divided-light windows look into a light well
- Spot lighting and stereo speakers are recessed into the ceiling
- Wall-to-wall carpet
- The **kitchenette** has a round stainless steel sink set into a gray slab-granite counter
- Above, the blonde wood cupboards have glass-fronts

- Appliances include a U-line under-counter refrigerator with an icemaker, a built-in GE Profile microwave and a Fisher& Paykel dishwasher drawer
- Terra cotta tile floor

Full Bath

- The lower level **full bath** is situated between the great room and the bedroom
- A porcelain sink is set into a gray slab-granite counter beneath a wall of mirror and lit by sconces
- White drawers and cabinets provide abundant storage space
- A heated towel rack provides a touch of pampering
- The shower-over-tub has a tile surround with a terra cotta frieze
- Spot lighting is recessed into the ceiling
- Terra cotta floor tile floor warmed by radiant heat

Lower Level Guest Bedroom

- The lower level guest **bedroom** is located beyond the bath at the end of the hall
- This peaceful room overlooks a cascade of greenery through a true divided-light window
- A closet provides hanging and shelf space
- Spot lighting and stereo speakers are recessed into the ceiling
- Wall-to-wall carpet

Art and Activity Room and Storage Rooms

- The **art and activity room** has a stainless steel sink set into a Corian counter
- The walls are lined with white paneled drawers and cabinets
- There are hook-ups for full-sized a washer and dryer
- Overhead light
- Terra cotta tile floor
- A large storage room lined in shelves adjoins the art and activity room
- A second storage room houses the furnace and water heaters

Exterior

Forecourt, Loggia, Rear Patio and Lawn

- The paved forecourt is closed off from the sidewalk by both vehicular and pedestrian gates
- This fully-fenced space can be used as an off-street parking area or as an additional patio
- Brilliant swags of bougainvillea envelope the house
- Planters and flower beds create bursts of color
- Wrought-iron-iron lamps provide illumination
- The garden **loggia** is located beyond the living room
- A pierced Moroccan lamp is suspended from the redwood ceiling
- Archways frame views of the garden
- An outdoor fireplace enhances the versatility of this space
- Spotlighting and stereo speakers are recessed into the ceiling
- Terra cotta tile floor
- The **rear patio** is paved in red fieldstone
- A circular spa with a safety cover is set into one corner
- Planters are crowded with a profusion of exotic plants including fast-growing bamboo,
- The **lawn** is encircled by shrubs and trees in a variety of shades and textures
- A bench occupies a sunny corner

Additional Features

- Approximately 4303 square feet of living space, excluding the lower level and garage
- Lower level is nearly 1000 square feet
- Lot size is 7500 square feet, per Santa Clara County records
- The attached, two-car garage is fully finished, with an automatic door, loft storage and a built-in workbench
- The interior of the home features many high-quality pieces of built-in cherry wood cabinetry
- Doors are solid wood plank design
- Windows are all true divided-light panes with wooden frames
- Award-winning Palo Alto schools

Disclosure Package Available Upon Request

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

Note: The adjacent lot is available for sale by owner and is not listed.