

THE HEART OF ATHERTON



92 Adam Way, Atherton

Welcome to this updated, ranch-style home on approximately 1.04 flat acres in West Atherton. Mature trees, colorful flower beds and lush lawns surround this charming, three bedroom, two and one half bath home. In addition to the elegant living room and formal dining room, there are a family room and a paneled library with a fireplace. The well-equipped kitchen and glass-enclosed breakfast area complete the floor plan of the main house. The separate one bedroom, one bath guest house incorporates a living room with a dining area and a kitchenette. In the rear garden, an expansive patio surrounds the swimming pool, making outdoor entertaining a pleasure. Mature perimeter trees encircle the property ensuring peace and privacy. The detached three car garage has a storage room built-in. An extraordinary value!

OFFERED AT \$2,950,000

Summary of Features

- Three bedroom, two and one-half bath main house
- Living room, dining room, family room and library
- Updated kitchen with breakfast area
- One bedroom, one bath guest house with kitchenette
- Expansive brick patio and swimming pool



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For a virtual tour and more information on this property, please visit:
www.HUGHORNISH.COM

DRE# 00912143



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Summary of Features

- The **entry hall** has an oak parquet floor, crown moldings and nine foot ceilings
- In the **living room**, the wood burning fireplace is flanked by display shelves
- The formal **dining room** features French doors which open to a covered patio
- The **library** is lined in floor-to-ceiling shelves and richly paneled display cabinets
- The **family room** overlooks the rear garden and pool through a wall of windows
- In the **kitchen**, banks of blonde wooden cabinets are topped by white tile counters
- A **wet bar** is built-in against the wall between the dining room and family room
- The **breakfast area** has a greenhouse roof and windows framing the rear garden
- **Three bedrooms and two and one half baths** include:
 - A spacious **master-suite** with a walk-in closet and a private bath
 - **Two additional bedrooms** with a shared full bath
 - **Guest powder room** off the entry with a marble counter and matching floor
- Separate **laundry room** has room for full-sized washer/dryer and a soaking sink
- The one bedroom, one bath **guest house** has a living/dining room and kitchenette
- An expansive brick **patio** extends from the guest house to encompass the pool
- The rectangular **swimming pool** has an automatically retractable cover
- The detached **three-car garage** has a storage room built into the third bay
- Shaded by mature trees, a semicircular, **paved driveway** bisects the front lawn
- The **landscaped grounds** are enhanced by a profusion of flowering shrubs
- The **fully-fenced rear garden** is screened by a variety of mature perimeter trees
- Approximately **1.04 flat usable acres** on a quiet West Atherton street

Interior

Entry Hall

- An elegant paneled front door opens to the **entry hall**
- A brass light fixture is suspended from the nine foot ceiling
- A mirrored guest coat closet is located around the corner to the right
- Crown moldings and oak parquet floor

Living Room

- The wood burning fireplace is the focal point of the elegant **living room**
- The brick chimney-piece is flanked by built-in display shelves with cupboards underneath
- Five large, wood-framed sash windows are fitted with wooden shutters
- French doors open to the covered side patio
- Nine foot ceiling, crown moldings and oak parquet floor

Dining Room

- A pair of louvered doors opens from the hall into the formal **dining room**
- French doors open to the covered side patio
- A swinging door allows convenient kitchen access
- A domed light fixture softly illuminates the room
- Nine foot ceiling, crown moldings and oak parquet floor

Kitchen, Wet Bar and Breakfast Area

- The well-equipped **kitchen** is lined with banks of blonde wooden cabinets
- Counters and backsplash are of pristine white tile
- One counter is topped with marble for pastry making
- The stainless steel double sink is brightened by windows overlooking the rear garden
- The center island incorporates a four burner Jennair electric cook top with a grill, bookshelves and a breakfast bar
- The SubZero side-by-side refrigerator freezer, the Kitchenaid dishwasher and Kitchenaid compactor are paneled to match the cabinets
- Other appliances include a built-in Thermador electric oven, a Thermador warming drawer, and a built-in General Electric microwave oven
- Generous storage includes two pantry cupboards as well as an appliance garage

- Recessed spotlights, crown molding and oak parquet floor
- A **wet bar** with a brass sink, a Subzero icemaker and glass display cupboards is built-in along the wall between the dining room and family room
- Opposite, the sunny **breakfast area** has a greenhouse roof
- Two sets of sliding glass doors open to the rear garden
- Wall sconces and oak parquet floor
- Next to the breakfast area, a door leads to the laundry room

Library

- The handsome **library** is lined with floor-to-ceiling shelves and richly paneled display cabinets
- A wood burning fireplace with a green marble hearth and surround occupies one wall
- Two large, wood-framed sash windows are fitted with wooden shutters
- A door leads to the master bedroom
- Spot lights are recessed into the box-beamed ceiling
- Crown molding and wall-to-wall carpet

Family Room

- The **family room** overlooks the rear garden through a wall of windows
- Sliding glass doors open to a brick patio, swimming pool and garden
- Shelves and cupboards are built-in against one wall
- Skylights overhead admit natural light
- Track lights illuminate the pitched ceiling
- Wall-to-wall carpet

Bedroom Wing Hallway

- The **hallway** separates the master suite and two additional bedrooms away from living areas of the house
- One wall is lined with built-in cupboards
- Overhead lights, crown molding and wall-to-wall carpet

Bedroom #1

- This large **bedroom** can accommodate twin beds or a king size bed
- A series of windows frames a view of the rear garden
- Behind folding mirrored doors, the fitted closet offers hanging and shelf space

- Overhead light, crown molding and wall-to-wall carpet

Bedroom #2

- This large **bedroom** can accommodate twin beds or a king size bed
- Sliding glass doors open directly into the rear garden
- A series of windows frames a view of the rear garden
- Behind folding mirrored doors, the fitted closet offers hanging and shelf space
- Overhead light, crown molding and wall-to-wall carpet

Bath

- The **full bath** is located at the end of the hallway
- Blonde wooden cabinets and drawers are topped by a white tile counter
- A porcelain sink is set into the counter beneath a mirrored wall
- The oversized whirlpool tub has a shower attachment
- Globe theatrical lights above the mirror, spotlight above the tub, and tile floor

Master Suite

- The spacious **master bedroom** enjoys views of the front garden
- Two large, wood-framed sash windows are fitted with wooden shutters
- Overhead light, crown molding and wall-wall carpet
- The walk-in closet is reached through the adjoining **full bath**
- Behind folding mirrored doors, a fitted second closet offers additional storage
- In the bath, blonde wooden cabinets and drawers are topped by a white tile counter
- Twin porcelain sinks are set into the counter beneath a dual mirror suspended from the ceiling
- Sliding glass doors open to the rear garden
- The commode and a shower with a greenhouse roof are in a separate compartment
- The glass wall of the oversized shower frames a view of a private garden enclosure
- Recessed spotlights and white tile floor

Guest Powder Room

- The **guest powder room** is conveniently located off the entry hall

- In a small anteroom, the coat closet is concealed behind mirrored doors
- The porcelain sink is set into a marble counter in a mirrored alcove
- A discreetly covered window opens to the front garden
- Globe theatrical lights and marble tile floor

Laundry Room

- The **laundry room** has ample space for a full-sized washer and dryer
- The deep, stainless steel sink is perfect for soaking or flower arranging
- Cupboards are built-in against one wall
- Skylights admit natural light
- A door opens into the rear garden
- Overhead lights and oak parquet floor

Guest House

- The **guest house** has French doors along its entire length, which open to an expansive brick patio
- The living/dining room incorporates a **kitchenette**
- The stainless steel sink is set into a tile counter under recessed spotlights
- Appliances include a Modern Maid two-burner electric cook-top, and an under-counter refrigerator paneled to match the cabinets
- A large skylight admits natural light
- Hardwood floor
- The **full bath** has a porcelain sink set into a tile counter, an oversized shower-over-tub and a commode
- The **bedroom** adjoins the bath and has a double closet and a French door which allows direct access to the patio and rear garden
- Recessed spotlights and wall-to-wall carpet

Exterior

Garage

- The detached, **three-car garage** has a storage room built into the third parking bay
- Two of the three garage doors are automatically operated
- A side door leads to the rear garden

- A wrought iron electric gate secures the asphalt parking area in front of the garage

Garden, Patio and Pool

- The **landscaped grounds** are enhanced by a profusion of flowering shrubs
- A semicircular, **paved driveway** bisects the lush front lawn
- The **fully-fenced rear garden** is screened by a variety of mature perimeter trees
- An expansive brick **patio**, surrounds the rectangular **swimming pool**
- The pool has an automatically **retractable cover**
- Brick **planter boxes** are brilliant with colorful flowers
- A large **covered patio** paved with terra cotta tiles shades the living and dining rooms

Additional Features

- Nicely-maintained lawn and garden sheltered by mature oaks and pines
- Automatic sprinklers front and rear
- Security alarm system
- Crown moldings, hardwood floors, wood-framed windows, paneled doors
- Exterior lighting
- 1.04 acres (per RealQuest)
- 3100 square feet of living space plus 680 square foot garage (per RealQuest)

Disclosure Package Available Upon Request

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.