

A Gardener's Dream



360 AUGUST CIRCLE ■ MENLO PARK

Welcome to this updated, ranch-style home located on one of the most desirable cul-de-sacs in West Menlo Park. Glorious flowering trees surround this charming, four-bedroom, three-bath home. An elegant living room, formal dining room, family room and well-equipped kitchen complete the floor plan. In the rear garden, an expansive covered patio makes outdoor entertaining a pleasure. Beds crowded with a profusion of brilliant blooms border the lawn, and vigorous espaliered roses form the backdrop for the swimming pool and spa. Attached two-car garage. Excellent Menlo Park schools.



- Four bedrooms and three full baths
- Living room, dining room, family room, eat-in kitchen

- Landscaped garden with covered patio, pool, and spa
- Menlo Park schools

Offered at \$2,650,000



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Atherton

Menlo Park

Portola Valley

Woodside



PUT HUGH'S EXPERIENCE TO WORK FOR YOU!

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

WWW.360AUGUSTCIRCLE.COM OR WWW.HUGHCORNISH.COM

360 August Circle, Menlo Park

Welcome to this updated, ranch-style home located on one of the most desirable cul de sacs in West Menlo Park. Glorious flowering trees surround this charming, four bedroom, three bath home. An elegant living room, formal dining room, family room and well-equipped kitchen complete the floor plan. In the rear garden, an expansive covered patio makes outdoor entertaining a pleasure. Beds crowded with a profusion of brilliant blooms border the lawn, and vigorous espalier roses form the backdrop for the swimming pool and spa. Attached two-car garage. Excellent Menlo Park schools.

Summary of Features

- A paneled front door opens from the brick front porch to the **entry hall**
- The **living room** has a floor-to-ceiling bay window flanked by display shelves
- The formal **dining room** features a built-in buffet and a herringbone parquet floor
- The **family room** shares a double-fronted, gas log fireplace with the living room
- In the **kitchen**, banks of oak cabinets are topped by white Corian counters
- **Four bedrooms and three full baths** include:
- A spacious **master-suite** with a **home office** and luxurious private **full bath**
- **Two additional bedrooms** with a shared **full bath**
- Separate **bedroom and full bath** located near the kitchen
- The **laundry room** has a full-sized washer and dryer, plus a deep soaking sink
- The **two-car garage** has an automatically operated door and built-in storage
- The expansive **covered patio** is lighted and has two heaters fixed to the rafters
- Vigorous espalier roses form the backdrop for the **swimming pool and spa**
- The **fully-fenced rear garden** is screened by a variety of mature perimeter trees
- Excellent **Menlo Park schools**
- **CC&R's for August Circle** prohibit the construction of two story homes

Interior

Entry Hall

- A paneled door opens from the brick front porch to the **entry hall**
- Sparkling sidelights are fitted with shutters
- A guest coat closet is located to the left of the door
- Spotlights are recessed into the ceiling
- Crown moldings and beautiful, herringbone parquet floor

Living Room

- A floor-to-ceiling bay window is the focal point of the elegant **living room**
- The bay is flanked by built-in bookshelves
- The gas-log fireplace has an elevated white brick hearth and surround
- The double-fronted fireplace is shared by the living room and family room
- A glass door opens to the covered patio
- A second door leads to the central hall
- Spotlights are recessed into the ceiling
- Crown moldings and beautiful, herringbone parquet floor

Dining Room

- The formal **dining room** adjoins the entry hall
- A buffet with a mirrored back is built-in between a pair of paneled cabinets
- A true divided-light window frames a view of the front garden
- A swing door allows convenient kitchen access
- Spotlights are recessed into the ceiling
- Crown moldings and beautiful, herringbone parquet floor

Kitchen and Breakfast Room

- The **kitchen** is lined with banks of oak cabinets topped by Corian counters
- The molded sink is equipped with a gooseneck, pull-out faucet
- The appliance garage is concealed by folding, oak double doors
- Appliances include an Amana, four burner gas cook top with a griddle, stacked Thermador double oven/microwave convection combination, a Kitchenaid dishwasher, and an Amana side-by-side refrigerator freezer
- Spotlights are recessed into the ceiling
- Crown moldings and beautiful, herringbone parquet floor

- A small peninsula separates the kitchen from the **breakfast room**
- An oiled-bronze chandelier is suspended from the ceiling
- Two corner windows frame a spectacular, white, flowering dogwood in the front garden
- Crown moldings and beautiful, herringbone parquet floor

Family Room

- The comfortable **family room** abuts the kitchen
- The gas-log fireplace has an elevated cast stone mantel, hearth and surround
- The double-fronted fireplace is shared by the family room and living room
- The fireplace is flanked by a built-in shelves with cabinets beneath
- More shelves and cabinets are built into the wall opposite
- True divided light sliding glass doors open to the expansive covered patio
- Spotlights are recessed into the ceiling
- Crown moldings and beautiful, herringbone parquet floor

Central Hallway

- The **central hallway** separates the master suite and two additional bedrooms away from living areas of the house
- Spotlights are recessed into the ceiling
- Crown moldings and beautiful, herringbone parquet floor

Bedroom #1

- This large **bedroom** can accommodate twin beds or a queen size bed
- A true divided-light window is fitted with plantation shutters
- The double closet has a built-in bureau and offers abundant hanging and shelf space
- Crown moldings and wall-to-wall carpet

Bath

- The **full bath** is located off the hallway and is shared by bedrooms #1 and #2
- The sink is set in a white tile counter beneath a wall of mirror
- A pair of paneled cabinets matches the vanity
- The commode and shower are in a separate compartment
- The tile-lined stall shower has a built-in shelf and a “rain” shower head
- A true divided-light window is fitted with plantation shutters
- Spotlights are recessed into the ceiling

- Crown moldings and white tile floor

Bedroom #2

- This large **bedroom** can accommodate twin beds or a queen size bed
- A window is fitted with plantation shutters
- The closet has a built-in bureau and offers abundant hanging and shelf space
- Spotlights are recessed into the ceiling
- Oak hardwood floor

Master Suite

- The spacious **master bedroom** is located at the end of central hallway
- Two enormous closets, one with mirrored doors each have built-in bureaus and offer abundant hanging and shelf space
- A true divided-light door allows access directly from the bedroom to the rear garden
- Two true divided-light windows frame views of the delightful side garden
- Perimeter spotlights are recessed into the ceiling
- Crown moldings and wall-to-wall carpet
- A **home office** is concealed by paneled sliding doors
- The built-in desk has a Formica counter and three knee-holes
- Two large closets with shelves are at either end of the room
- Additional shelves are built-in above the desk
- Two windows frame views of the rear garden
- Spotlights are recessed into the ceiling
- Oak hardwood floor
- In the luxurious, private **master bath**, decorative, white Italian tile wainscot lines the walls
- Twin sinks are set into white tile counters beneath a wide mirror
- A knee-hole dressing table is built-in between the sinks
- The tile-lined stall shower has two built-in shelves and a “rain” shower head
- The oversized tub is encased in a white tile deck and set into a mirrored alcove
- A pocket door encloses the commode in a separate compartment
- A large closet is located beside the door
- A true divided-light window frames a view of the delightful side garden
- Wall sconces and a single spotlight
- Crown moldings and white tile floor

Bedroom #4

- The large fourth **bedroom** is located near the kitchen off of a hallway lined with storage cupboards
- The double closet has a built-in bureau and provides ample hanging and shelf space
- True divided light sliding glass doors open to the rear patio and pool
- A desk with shelves above is built-in against one corner
- A single track light shines on the bed
- Spotlights are recessed into the ceiling
- Crown moldings and wall-to-wall carpet

Bath

- The **full bath** is located off the hallway next to bedroom #4
- The sink is set in a white Formica counter beneath a wall of mirror
- The stall shower has a molded seat
- A skylight above admits natural light
- Spotlights are recessed into the ceiling
- Herringbone parquet floor

Laundry Room

- The **laundry room** is located off the hallway near the kitchen
- There are hook-ups for a full-sized washer and dryer
- The deep soaking sink occupies one corner
- A true divided-light door opens to the rear garden
- Cabinets are built-in above the washer and dryer
- Overhead light
- Herringbone parquet floor

Garage

- A door opens from the kitchen to the attached, **two-car garage**
- Large storage closets line the walls
- A workbench is built-in
- The garage door is automatically operated
- A door leads to the side yard

Exterior

Gardens

- In the **front garden**, a rose-brick path bisects the velvety lawn
- Brick planters on either side of the porch explode with an assortment of colorful flowers
- A spectacular, white, flowering dogwood stands to one side of the front door
- The fully-fenced **rear garden** is screened by a variety of mature perimeter trees
- Brimming brick planters define the different areas of the garden
- A bed of iceberg roses and snowy iberis borders the lawn
- The velvety lawn is large enough for a croquet course
- Glorious flowering trees include crabapple, cherry, and two pink dogwoods
- Gravel encircles a charming birdhouse in a corner of the garden
- Luxuriant shrubs, including azalea, rhododendron, gardenia and daphne enliven the beds surrounding the house
- Stepping stones lead through a shade garden at the north side of the house starring a rare dwarf split-leaf maple
- A lemon tree occupies a sunny spot
- White clematis and Gold of Ophir Albion roses are trained against supports

Patio, Pool and Spa

- Patios and walkways are paved with aggregate edged in rose-brick
- Exterior lighting around house is provided by decorative brass lanterns
- The roof of the covered patio is pierced by four skylights
- Two outdoor heaters are fixed to the rafters
- Fragrant star jasmine is entwined in the supporting pillars
- Vigorous espalier Sally Holmes roses form the backdrop for the **swimming pool**
- The pool and azure-tiled **spa** are encased in an aggregate deck edged in rose brick
- The manually operated retractable pool cover keeps the pool warm

Additional Features

- One of the most desirable cul de sac locations in West Menlo Park
- CC&R's for August Circle prohibit construction of two-story homes
- Automatic sprinklers front and rear
- Low voltage exterior lighting
- 13,455 square foot lot (per RealQuest)

- 3037 square feet of living space plus 590 square foot garage (per appraisal)
- Excellent Menlo Park schools

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