

# Breathtaking Views, Exquisite Interiors



## 11 CARRIAGE COURT ■ MENLO PARK

Welcome to this three bedroom, three and one-half bath, multi-level townhouse overlooking sweeping views of the Coast Range. The paneled front door swings wide to reveal a glamorous entry of lofty ceilings and pale limestone floors. In the living room, sliding glass doors open to decks shaded by retractable awnings. In the kitchen, a wealth of top-quality, custom details have been installed with European flair. On the second level, the master suite features an enclosed private balcony, a fitted walk-in closet, and luxurious marble bath. The lowest level of this elegant residence contains a large family room with a full kitchen and a full bath.

Offered at \$1,799,000

### SUMMARY OF FEATURES:

- Three bedrooms, three and one-half baths
- Living room, dining room, eat-in kitchen
- Lower-level family room with kitchen and full bath
- Views of open space and Coast Range
- Top-rated Las Lomitas schools



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**Atherton**

**Menlo Park**

**Portola Valley**

**Woodside**



For more information on this property, please visit:

**WWW.11CARRIAGECOURT.COM**

# *11 Carriage Court*

## *Menlo Park*

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### **Summary of Features**

- The glamorous **entry** has a lofty ceiling and pale limestone floors
- Sliding glass doors in the **living room** open to a deck with views of the Coast Range
- The **dining room** features a built-in buffet under a wall of sparkling mirror
- The streamlined, European **kitchen** incorporates a cozy breakfast area
- The **family room** has a separate entrance, four closets, a full kitchen and a full bath
- **Three bedrooms** include:
  - **A master-suite** with a private, enclosed balcony, walk-in closet, and marble bath
  - **Two additional bedrooms** on the top level with double closets and a shared bath
- The elegant **powder room** is tucked away off the entry hall
- The **laundry room** has both gas and electric hook-ups for full-sized washer and dryer
- The fully-finished, attached **two-car garage** has plenty of built-in storage
- The exterior is screened by mature shrubs, trees, and **open space**, ensuring privacy
- Across the street, the association common area includes a **pool, spa** and a **clubhouse**
- Excellent **Las Lomas** schools

## *Downstairs*

### **Entry**

- Framed by clear glass sidelights, a paneled double-door opens from the wooden front deck
- In the **entry**, a wall of windows rises to the topmost level of the townhouse
- A coat closet is conveniently located behind a paneled door
- A second paneled door leads to the garage
- Pale limestone floor and recessed lighting complete the area

### **Living Room**

- The **living room** has a wonderful view of the Coast Range and surrounding open space
- Set against one wall, the fireplace has a limestone hearth, a graceful irregular limestone surround and a gas jet with artificial logs designed by Okell's of San Francisco
- To one side of the fireplace, striking doors, crafted of exotic, multi-colored woods conceal wet bar
- The mirrored wet bar has a round copper sink set in a brown granite counter, a U-line wine cooler and a small refrigerator with an ice-maker
- Sliding glass doors open to the wooden deck, which is shaded by an electrically operated, retractable awning
- Tall windows screened by plantation shutters admit softly filtered sunshine
- Seamless wall-to-wall carpet and recessed lighting complete the room

### **Dining Room**

- The formal **dining room** adjoins the kitchen and living room
- A mahogany buffet topped by a limestone counter is built into one end of the room
- The buffet has a creamy, honed marble counter topped by a wall of sparkling mirror
- A pocket door allows convenient kitchen access
- Blonde, oak hardwood floor and recessed lighting complete the room

### **Kitchen**

- The streamlined, European **kitchen** adjoins the dining room
- Counters, center island/breakfast bar and back-splash are of handsome, dark green granite
- The sleek, contemporary-style, custom cabinets are of lacquered, natural maple rift

- The Sub-Zero refrigerator/freezer is paneled in brushed stainless steel
- The double, stainless steel sink is accented by Grohe fixtures
- The six-burner Wolf restaurant-grade gas cook-top is surmounted by a custom stainless steel double wraparound hood
- There is a built-in Miele oven, as well as a microwave garage concealed behind a cleverly designed, stainless steel door
- Other appliances include a General Electric stainless steel trash compactor and a Miele dishwasher
- A pantry cupboard and built-in shelves lie at one end of the kitchen near the informal eating area
- Sliding glass doors open to the wooden deck, which is shaded by an electrically operated, retractable awning
- Polished, diagonally-laid, eucalyptus hardwood floors and recessed lighting complete the room

## **Powder Room**

- The **powder room** is conveniently located off the entry hall
- The single sink is trimmed with decorative, stainless steel hardware is set into a limestone counter
- A wavy, art-glass sconce softly illuminates the room
- Pale limestone floor and richly textured, faux-painted walls and ceiling complete the room

## **Laundry Room**

- The **laundry room** is located adjacent to the powder room
- Banks of storage cabinets are built-in above and below a Formica counter
- Additional storage cabinets are set above the washer and dryer
- Limestone floors and an overhead light complete the room

## *Upstairs*

### **Stairway and Upstairs Landing**

- The master suite is located at the top of the first **stairway**
- A wide **landing** leads to another set of stairs, two additional bedrooms and a bath
- The stair rail is of pale limestone and the stair treads are of blonde oak hardwood

## Master Suite

- At the top of the stairway, paneled, double-doors open into the **master suite**
- Sliding glass doors that open to a private balcony with views of the Coast Range and surrounding open space
- The tiled balcony is enclosed by greenhouse windows
- A wide window screened by plantation shutters admit softly filtered sunshine
- The walk-in closet, by Closet Dimensions, offers abundant hanging space, built-in drawers and shelves
- An old-fashioned, revolving ceiling fan, with wooden blades, is suspended from the cathedral ceiling
- Textured, light brown, wall-to-wall carpet and recessed lighting complete the room
- The luxurious **master bath** is a haven of tranquility
- On either side of the door, two sinks are set into honed marble counters beneath wide mirrors
- Honed marble walls and floor are accented by contrasting insets
- A skylight centered overhead admits natural light
- The oversized, marble-lined shower has a clear glass enclosure
- The oversized Jason whirlpool tub is encased in a marble deck
- The commode reposes discreetly in its own alcove

## Second Upstairs Landing

- Two additional bedrooms and a bath are located at the top of the second **stairway**
- The **landing** is large enough to be used as a sitting room
- Paneled folding doors conceal a double closet fitted with adjustable shelves
- Windows rise from the entry to frame a lovely view
- An old-fashioned, revolving ceiling fan, with wooden blades, is suspended from the cathedral ceiling
- A blond, oak hardwood floor completes the area

## Bedroom #1

- This large **bedroom** can accommodate a king-size bed
- A wide window overlooking the front drive is screened by plantation shutters
- A second window overlooking the Coast Range is screened by plantation shutters
- A extra-long, double closet offers abundant hanging and shelf space
- Crown moldings, wall-to-wall and an overhead lighting completes the room

## **Bedroom #2**

- This slightly smaller **bedroom** can also accommodate a king-size bed
- A wide window overlooking the front drive is screened by plantation shutters
- The double closet offers abundant hanging and shelf space
- Crown moldings, wall-to-wall and an overhead lighting completes the room

## **Bath**

- In the shared **bath**, a single sink is set into a beige Corian counter beneath a wall of mirror
- A mirrored medicine cabinet is recessed into the wall to the left of the sink
- Paneled drawers and cupboards provide extra storage
- The shower-over-tub is lined in white tile and a commode
- Sconces above the sink illuminate the room
- Pale limestone tile floors

## *Lower Level*

### *Family Room, Kitchen, Full Bath and Storage Room*

- From the dining room, a paneled door opens to a stairway which leads to the **lower level**
- The expansive **family room** has its own entrance, as well as exterior steps leading to the deck off the living room
- Set against one wall, the fireplace has a fieldstone hearth, a natural rock surround and a gas jet with artificial logs designed by Okell's of San Francisco
- To the right of the fireplace, hardwood shelves and cupboards are built into the corner
- Matching wall units stand against the corner opposite
- A large storage closet is tucked under the stairs
- Sliding glass doors open to a cement patio edged in terra cotta tile
- Beige, wall-to-wall ribbed wool carpet and recessed lighting complete the room
- The full **kitchen** has hardwood cabinets accented by whimsical stainless steel hardware
- The double stainless steel sink is set into a Corian counter
- Appliances include a four-burner, electric Hotpoint stove, U-line under-counter refrigerator, GE Spacemaker microwave
- Mexican terra cotta tile floor and overhead light
- The **full bath** includes a sink set in a Corian counter under a wall of mirror

- The stall shower has a white tile surround
- Mexican terra cotta tile floor, overhead light and sconces above the mirror
- Two extra-deep closets fitted with shelves are located beyond the bath
- At the end of the hall, a large fully-finished **storage room** is lined in banks of cabinets

### *Additional Features*

- The attached two-car **garage** an automatically operated paneled door, extensive built-in storage, a small sink and a non-skid, epoxy floor
- Central forced air heat and air conditioning
- Built-in vacuum
- Wooden decks enjoy filtered sunshine and panoramic views of the Coast Range and open space acreage
- Surrounding the townhouse, mature trees and shrubs ensure peace and privacy
- Association shares a **common area, pool, spa and clubhouse** with Mansion Court Condominiums across the street
- Association dues cover landscape, pool maintenance, paving, light standards, water, cable, garbage collection and insurance.
- Excellent **Las Lomas** schools

Disclosure Package Available Upon Request

## *Hugh D. Cornish*

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