

FABULOUS HOME IN PRIME WEST MENLO PARK



12 PATTERSON AVENUE, MENLO PARK

Welcome to this fabulous home in prime West Menlo Park. Crisp moldings, hardwood floors, and wood-framed windows enhance this three-bedroom, two-bath home. Inside, the spacious living/dining room enjoys views of the front patio garden. The chef's kitchen has been recently remodeled with granite counters and new cabinets; it features a Thermador gas range and a Sub-Zero refrigerator. In the rear garden, verdant turf surrounds a swimming pool with a retractable Aquamatic cover. Detached two-car garage. Excellent Menlo Park School District.

Summary of Features

- Three bedrooms and two full baths
- Spacious living/dining room with fireplace
- Recently remodeled kitchen with adjoining breakfast area
- Enclosed rear garden with swimming pool and cover
- Oak Knoll Elementary and Hillview Middle School

OFFERED AT \$1,369,000

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650.566.5353
hcornish@cbtnorcal.com

DRE# 00912143

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12 Patterson Avenue

Menlo Park

Welcome to this fabulous home, located on a quiet cul de sac in prime West Menlo Park. Crisp moldings, hardwood floors, and wood-framed windows enhance this three-bedroom, two-bath home. Inside, the spacious living/dining room enjoys views of the front patio garden. The chef's kitchen has been recently remodeled with granite counters and new cabinets; it features a Thermador gas range and a SubZero refrigerator. In the rear garden, verdant turf surrounds a swimming pool with a retractable Aquamatic cover. Detached two car garage. Excellent Menlo Park School District.

Summary of Features

- In the **living room**, the wood burning fireplace is framed by white-painted brick
- A lofty, pitched ceiling expands the **dining area**
- The **kitchen** has been updated with granite counters, and a greenhouse window
- A sunny **breakfast area** adjoins the kitchen
- **Three bedrooms and two baths** include:
 - The **master bedroom** with a double closet fitted with a built-in bureau
 - A **full bath** with a shower-over-tub
 - **Second bedroom** with a double closet fitted with a built-in bureau
 - **Third bedroom** with sliding glass doors to the rear garden
 - A **second full bath** with a stall shower
- The **laundry closet** has a stacked washer and dryer and convenient storage shelves
- The detached **two-car garage** is fully finished
- The **front garden** has a fieldstone patio shaded by a luxuriant magnolia
- **Rear garden** is completely fenced and surrounds a swimming pool with retractable cover
- Excellent Oak Knoll Elementary and Hillview Middle Schools
- Very **private location** near the end of a small, quiet cul de sac bordering Atherton

Interior

Entry

- A paneled door opens from the flagstone front porch to the formal entry
- A guest coat closet is conveniently located near the front door
- A pocket door leads to the kitchen
- Overhead light
- Baseboards, door moldings and oak hardwood floors

Living/Dining Room

- True divided light windows flood the **living room** with afternoon sunlight
- The wall of windows frames a view of the front patio garden
- The wood burning fireplace has a white-painted brick hearth and surround
- The **dining area** adjoins the living room
- The pitched ceiling is accented by a decorative wire light “sculpture”
- A skylight admits additional light
- Two sash windows overlook the leafy side yard
- Baseboards, door and window moldings and oak hardwood floors

Kitchen

- In the recently remodeled chef’s **kitchen** gray granite counters top white paneled cabinets
- The double porcelain sink has a pull-out faucet
- Above the sink, a greenhouse window frames a view of the drive
- The four-burner, gas Thermador range has a single oven, and is topped by a stainless steel Broan hood
- Other appliances include a stainless steel Kenmore dishwasher and a SubZero over/under refrigerator/freezer paneled to match the cabinetry
- The far end of the kitchen opens to the sunny breakfast area
- A French door leads to the front patio
- Baseboards, door and window moldings and oak hardwood floors

Bedroom Hallway

- The bedroom **hallway** leads from the entry to the three bedrooms and the two baths
- Overhead lights
- Baseboards, door moldings and oak hardwood floors

Master Bedroom

- The tranquil **master bedroom** is located at the end of the hallway to the left
- Concealed by mirrored doors, the double closet is fitted with bins, adjustable racks and a built-in bureau
- Two sash windows overlook the leafy side yard
- Sliding glass doors open onto steps leading to the rear garden
- Clerestory windows admit additional light
- Baseboards, door and window moldings and oak hardwood floors

Bedroom #2

- Charming **bedroom #2** is located halfway down the hallway to the left
- Concealed by paneled folding doors, the double closet is fitted with bins and adjustable racks and a built-in bureau
- Two sash windows overlook the leafy side yard
- A skylight admits additional light
- The pitched ceiling is accented by a decorative wire light “sculpture”
- Baseboards, door and window moldings and oak hardwood floors

Bedroom #3

- **Bedroom #3** is located at the end of the hallway to the right
- A closet offers hanging and shelf space
- Two windows overlook the walkway between the house and garage
- Sliding glass doors open onto steps leading to the rear garden
- Clerestory windows admit additional light
- Baseboards, door and window moldings and oak hardwood floors

Bath #1

- **Bath #1** is located off the hallway across from bedroom #2
- A pedestal sink is set beneath a mirrored medicine cabinet
- The shower-over-tub has a tile surround
- An opaque window allows ventilation to the outside
- Wall sconces and peach tile floor

Bath #2

- **Bath #2** is located next to bath #1
- A vanity with a molded sink is set beneath a wall of mirror
- The corner stall shower has a tile surround
- An opaque window allows ventilation to the outside
- Decorative mirror light and white tile floor

Laundry Closet

- Louvered doors conceal the **laundry closet**
- Stacked Kenmore washer and dryer are full-sized
- A shelf to one side provides storage for laundry supplies
- Overhead light
- Baseboards, door moldings and oak hardwood floors

Exterior

Front Garden

- The **front garden**, is screened from the street by a white fence
- The fieldstone patio is bordered by a green lawn
- A luxuriant magnolia shades the patio from the afternoon sun
- Fruit trees and flowering shrubs are planted against the fence
- Mature roses occupy a bright spot along the driveway
- A gate opens from the driveway to the rear garden

Rear Garden

- The **rear garden** is completely fenced
- Two gates lead to the driveway and to the side yard
- Verdant artificial turf surrounds the child-safe, rectangular swimming pool
- The state-of-the-art, retractable Aquamatic cover, which can support weight in excess of 200 pounds
- Perimeter plantings provide a splash of color

Garage

- A paved asphalt drive leads to the detached **garage**
- The two-car garage is fully finished
- Two doors lead to the front walk and to the rear garden

For further information please contact

Hugh Cornish

DRE #00912143

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Direct: (650) 566-5353 Cell: (650) 619-6461 Fax: (650) 323-7128

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