

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

VIRTUAL TOUR AT HUGH-CORNISH.COM



HUGH CORNISH

#1 Agent, Menlo Park – El Camino Office, 2010
Ranked #51 Nationally by *The Wall Street Journal*, 2010
Over \$1.2 Billion in Sales

WWW.HUGH-CORNISH.COM

650.566.5353
hcornish@cbtnorcal.com

DRE# 00912143

This information was supplied by Seller and/or other sources. Broker believes this information to be correct but has not verified this information and assumes no legal responsibility for its accuracy. Buyers should investigate these issues to their own satisfaction. Information deemed reliable, but not guaranteed. If your home is currently listed for sale, this is not a solicitation of that listing. ©Marketing Designs, Inc. 650.802.0888 / marketingdesigns.net



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

**International President's Premier
Coldwell Banker Residential Real Estate**

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

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 local building department. Buyer shall verify square footage of lot and all structures. Buyer shall verify attendance at local schools.