

DESIRABLE LLOYDEN PARK

44 RITTENHOUSE AVENUE ■ ATHERTON



presented by

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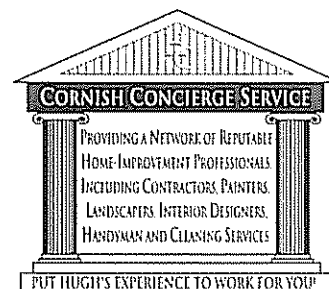
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WELCOME to this four-bedroom, two and one-half bath, traditional home located on a tree-lined street in desirable Lloydlen Park. Recently remodeled, with new hardwood floors, the one-story house has a living room, formal dining room, and a pristine kitchen with a sunny breakfast area. A small bedroom and half bath are tucked away off the comfortable family room. Three bedrooms and two baths, including the master suite, are placed at the opposite end of the house. The beautifully landscaped garden surrounds a covered brick patio and a freeform swimming pool. The two car detached garage incorporates a finished home office.

Offered at \$1,799,000



Information deemed reliable, but not guaranteed.

44 Rittenhouse Avenue

Atherton

Welcome to this four-bedroom, two and one-half bath, Traditional home located on a tree-lined street in desirable Lloyd Park. Recently remodeled, with new hardwood floors, the one-story house has a living room, formal dining room, and a pristine kitchen with a sunny breakfast area. A small bedroom and half bath are tucked away off the comfortable family room. Three bedrooms and two baths, including the master suite, are placed at the opposite end of the house. The beautifully landscaped garden surrounds a covered brick patio and swimming pool. Two-car detached garage with finished home office.

Summary of Features

- A paneled door opens from the covered front porch into the **entry**
- A wood burning fireplace is the focal point of the elegant **living room**
- The adjoining **dining room** has a buffet built in against one wall
- The pristine **kitchen** incorporates a sunny breakfast area
- The comfortable **family room** has a view of the beautifully landscaped garden
- A small **bedroom** and a **half-bath** are tucked away off the family room
- At the opposite end of the house, **three bedrooms** and **two baths** include:
 - The **master-suite** with a private **full bath** and two large closets
 - Two **additional bedrooms** plus a **full bath**
- In the family room, two paneled doors conceal the **laundry**
- French doors lead from the living room to the covered **patio** and garden
- A sweeping **lawn** bordered by perennial beds runs the length of the garden
- The freeform **swimming pool** is rimmed by decorative terra cotta coping
- The **two-car garage** has an automatically operated door and a work bench
- At the back of the garage, a fully-finished room is used as a **home office**
- The fenced **utility yard** has raised vegetable beds and two storage sheds

Interior

Entry

- A paneled door flanked by beveled sidelights opens from the covered front porch into the **entry**
- A guest coat closet offers convenient hanging storage
- To the right are the living room and formal dining room
- A brass and glass lantern is suspended above
- Crown moldings, baseboards and newly refinished blonde hardwood floor

Living Room

- A wood burning fireplace with a brick hearth and a gas starter is the focal point of the elegant **living room**
- Two wide windows screened by Plantation shutters are set on either side of the fireplace
- A pair of French doors opens from the living room to the covered patio and rear garden
- Recessed spotlights are set into the beamed ceiling
- Crown moldings, baseboards and newly refinished blonde hardwood floor

Dining Room

- The adjoining formal **dining room** is separated from the living room by a pair of French doors
- A buffet with glass-fronted display cabinets is built in against one wall
- Four windows screened by Plantation shutters overlook the front garden
- A pocket door allows access to the kitchen and family room
- A graceful brass chandelier accents the beamed ceiling
- Crown moldings, baseboards and newly refinished blonde hardwood floor

Kitchen and Breakfast Area

- In the pristine **kitchen** the counters are topped with cream-colored tile
- The paneled cupboards are painted white with brass hardware
- Appliances include a KitchenAid four-burner gas cooktop, a built-in Frigidaire electric oven, a Frigidaire dishwasher and a KitchenAid Superba side-by-side refrigerator/freezer
- The double, stainless steel sink faces a window overlooking the covered patio

- A Dutch door leads from the kitchen to the covered patio and rear garden
- The sunny **breakfast area** is defined by a rustic bronze chandelier
- A bank of windows frames a view of the beautifully landscaped rear garden
- Concealed by paneled doors, two huge pantry cupboards provide generous storage space
- Recessed spotlights are set into the beamed ceiling
- Crown moldings, baseboards and newly refinished blonde hardwood floor

Family Room

- The comfortable **family room** is found a step down from the kitchen
- A bank of windows frames a view of the beautifully landscaped rear garden and pool
- Opposite, a door allows access to a bedroom and the half bath
- Concealed by paneled doors, the laundry has room for a full-sized washer and dryer, with cupboards above
- Two large closets are built into one wall: one is fitted with shelves and one houses the furnace and hot water heater
- A glass door opens to a path leading to the detached garage
- Recessed spotlights are set into the ceiling
- Crown moldings, baseboards and sage-green wall-to wall carpet

Bedroom and Half Bath

- The **bedroom** and **half-bath** are reached through a small anteroom
- The closet for the bedroom is located here
- The **bedroom** has a view of the front garden through wide windows
- An overhead light is set into the ceiling
- Crown moldings, baseboards and sage-green wall-to wall carpet
- In the **half bath**, the sink is set into a tan granite counter beneath a wide mirror
- Above the commode, a window admits natural light and ventilation
- An overhead light is set into the ceiling
- Crown moldings, baseboards and newly refinished blonde hardwood floor

Bedroom Hallway

- The bedroom hallway is placed to the left of the entry through a paneled door
- Two additional bedrooms, a full bath and the master suite are found here
- A large storage closet with shelf and hanging space is concealed behind a paneled door
- An overhead light is set into the ceiling
- Crown moldings, baseboards and newly refinished blonde hardwood floor

Master Suite

- The delightful **master bedroom** is suffused with light
- A pair of French doors with a retractable screen opens to the beautifully landscaped rear garden
- Paneled doors conceal two large closets with generous shelf and hanging space
- Recessed spotlights are set into the ceiling
- Crown moldings, baseboards and off-white, wall-to-wall carpet

- In the private **master bath** a wall of mirror overhangs the porcelain sink, which is encased in a gray tile counter
- The stall shower is lined in tile and has a clear glass door
- A window screened by Plantation shutters overlooks the rear garden
- A small cupboard is built in above the commode
- Fluted sconces make charming accents
- Crown moldings, baseboards and gray tile floor

Bedroom #3

- An additional **bedroom** is located just past the master bedroom
- Corner windows are screened by Plantation shutters
- A system of closets, drawers and cupboards is built in against one wall
- An overhead light is set into the ceiling
- Crown moldings, baseboards and off-white, wall-to-wall carpet

Full Bath

- The **full bath** is situated between the two additional bedrooms
- The sink is set into a dark green granite counter beneath a wide mirror
- A system of drawers and cupboards surrounds the sink
- The shower-over-tub is lined in tile and has a clear glass door

- A linen closet is hidden behind the door to the hall
- Brushed nickel fixtures and sconces make charming accents
- Crown moldings, baseboards and ceramic tile floor

Bedroom #2

- An additional **bedroom** is located past the bath at the end of the hallway
- Corner windows are screened by Plantation shutters
- Paneled doors conceal a double closet with generous shelf and hanging space
- An overhead light is set into the ceiling
- Crown moldings, baseboards and off-white, wall-to-wall carpet

Exterior

Garage and Home Office

- The paved asphalt drive winds past the house to the detached, two-car **garage**
- The oversized garage has an automatically operated door
- A work bench and storage cabinets are set against one wall
- At the back of the garage, a fully finished room is used as a **home office**

Garden

- The gray house is surrounded by a beautifully landscaped **garden**
- A brick walkway forms the approach to the covered front porch
- Nearby, a majestic heritage oak is ringed by river rock
- A series of roses is espaliered against the fence along the driveway
- The rear garden is completely enclosed
- The free-form **swimming pool** is rimmed by terra cotta coping and decorative blue tile
- Rose standards rise from a base of fragrant star jasmine
- A red brick patio runs along the back of the house
- A roof pierced by skylights covers the area of the patio just off the living room, making a perfect space for outdoor entertaining
- The sweeping lawn is bordered by a profusion of flowering perennial plants
- Mature perimeter trees and evergreen shrubs contribute to the garden's timeless appeal
- The fenced **utility yard** has raised vegetable beds and two storage sheds

Additional Features

- True-divided light, double paned windows throughout much of the house
- Paneled doors with brass hardware throughout much of the house
- Central forced air heating in addition to radiant heat
- Air conditioning
- Fifty-gallon hot water heater
- Gas as well as solar heated swimming pool
- Automatic irrigation in both the front and rear gardens
- **Approximately 2260 square foot, remodeled house on an approximately 15,120 square foot lot (please verify).**

Disclosure Package Available Upon Request

For further information please contact

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*Any statistics or prices while not guaranteed,
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