

*Grand Hilltop Villa*

**92 Sutherland Drive  
Atherton**

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## *Atherton*

*Welcome to this six bedroom, seven bath, hilltop villa at the end of a wooded lane in Atherton. Throughout the formal areas of the house, lofty ceilings, beautifully milled paneling and herringbone parquet floors create an atmosphere of warmth and elegance. Floor-to-ceiling bay windows and French doors along the sunny, west facade overlook a series of terraced steps descending to the elliptical pool and cabana. The main level is comprised of living room, formal dining room, kitchen, family room, five bedrooms and six full baths, including a master suite with two full baths. The lower level features a wine cellar, staff apartment, laundry and attached three car garage. Set on approximately 2.44 landscaped acres, this palatial estate offers the twin luxuries of abundant space and complete privacy, rarely found these days.*

### **Summary of Features**

- The spacious, octagonal **entry hall** has faux marbled walls and indirect lighting
- In the **living room** floor-to-ceiling windows frame a view of the rear garden
- An oval corner in the **dining room** conceals an elaborately fitted storage closet
- Double doors open from the dining room to a marble **dance floor**
- The adjacent **family room** is warmed by a wood burning fireplace
- The **kitchen** is expanded by a **butler's pantry** and a cozy **breakfast area**
- **Six bedrooms and seven full baths** include:
  - Two bedrooms and two full baths en suite to the right of the entry hall
  - A small bedroom with a nearby full bath currently used as a den
  - A large bedroom with a full bath en suite currently used as an office
  - Master suite with a sitting area, wet bar, exercise studio and two full baths
  - Lower level bedroom with a private entrance and a full bath en suite
- The lower level **tasting room** is fitted with wine racks and a built-in buffet
- A large **laundry room** is also found on the lower level
- Terraced steps descend through the garden to the elliptical **pool and cabana**
- The **attached three car** garage has three automatically operated doors
- Paved drive, **detached carport** and ample guest parking
- Approximately **2.44 secluded acres** at the end of a hilltop cul de sac
- **Excellent Las Lomas School District**

### *Main Level*

## Approach

- A paved drive winds up the hill to the front entrance
- Aggregate steps lead from the parking area to the imposing front portico
- A massive paneled door, with custom bronze hardware, is framed by fluted pilasters and a latticed lintel
- A pebble mosaic of a Pompeian dog guards the threshold “Cave Canem”

## Entry Hall

- The spacious, octagonal **entry hall** is brightened by an octagonal skylight centered in the ceiling
- The faux marbled walls are topped by a cornice which conceals subtle indirect lighting
- Straight ahead, a set of paneled double doors, which stand flush to the wall, open into the living room
- To the left, a doorway opens to an interior hall
- To the right, three steps lead up to the guest bedroom wing
- A coat closet is concealed behind a pocket door
- Twelve foot high ceiling, deep baseboards, and herringbone parquet floors in an octagonal design

## Living Room

- The superbly proportioned **living room** is perfect for entertaining
- At the entrance to this elegant room, paneled double doors stand flush to the wall; one conceals a large storage closet
- Floor-to-ceiling bookshelves with paneled cabinets beneath line the walls on either side
- At the far end of the room, three floor-to-ceiling windows are set in a gentle curve
- Two sets of tall French doors, with paneled shutters standing flush to the wall, allow access to the covered terrace
- Centered on one paneled wall, the wood burning fireplace has a black and white marble hearth and surround
- On the opposite wall, a set of paneled double doors opens to the formal dining room
- Twelve foot high ceiling, deep baseboards, and herringbone parquet floors

## Dining Room

- The oval formal **dining room** adjoins living room and has convenient access to the butler’s pantry and kitchen

- At the entrance to this elegant room, paneled double doors stand flush to the wall; one conceals the door to the butler's pantry
- A set of tall French doors, with paneled shutters standing flush to the wall allows access to the terrace
- The shutter to the right opens to reveal a vast, china storage closet fitted with cupboards, drawers and shelves
- A magnificent green Toleware chandelier is suspended from the ceiling
- A swing door opens to the kitchen
- Twelve foot high ceiling, deep baseboards, and herringbone parquet floors

## **Dance Floor**

- Paneled double doors open from the dining room to the marble **dance floor**
- A walk-in wet bar with a four-burner electric cook top, ice machine, mini-fridge, and built-in microwave is recessed into one corner
- The built-in bookcase is wired for stereo components
- Above the center of the room, a large stained-glass skylight retracts to reveal a mirrored disco ball

## **Family Room**

- The adjoining **family room** is a plush complement to the dance floor
- A wall of seven windows, punctuated by sconces of imported Italian glass, is set in a gentle curve above a bank of storage cupboards
- Above, an interplay of beams and glass creates a lovely, fan-shaped skylight
- The wood burning fireplace has a marble hearth and surround that match the dance floor
- A bookshelf is built-in to the left of the fireplace
- A set of tall French doors allows access to the terrace
- Twelve foot high ceiling and wall-to-wall carpet

## **Kitchen and Breakfast Area**

- A large medallion skylight is set into the ceiling above the doorway to the **kitchen and breakfast area**
- Sliding French doors open to reveal a pristine workspace
- Banks of white cupboards and drawers are topped with white Corian counters
- There are two appliance garages
- Fluorescent lighting is concealed beneath cupboards
- The four-burner, Chambers gas cook top is topped by a hood which matches the cupboards

- Other appliances include a KitchenAid dishwasher, a KitchenAid compactor, SubZero refrigerator, stacked Thermador electric ovens and a Thermador warming oven
- The double stainless steel sink has an instant hot water faucet
- Two interior windows, which may be screened by painted panels, overlook the glassed-in gallery
- A swing door opens to the dining room
- The cozy **breakfast area** faces a built-in housekeeping desk
- Next to the desk, is a bin with a pull-out shelf for a television set
- Two revolving ceiling fans circulate the air
- Two large skylights are fitted with fluorescent bulbs
- Spot lights are recessed into the ceiling
- Random-plank, oak hardwood floor

### **Butler's Pantry**

- The **butler's pantry** is conveniently situated in a ell off the kitchen
- At one end, a door opens to the passage between the living room and dining room
- At the other end, double doors open to the interior hall
- A stainless steel sink is set into the white Corian counter
- Banks of white cupboards and drawers offer abundant storage
- Appliances include a Waste King dishwasher and a General Electric Profile refrigerator/freezer
- A large skylight is fitted with a fluorescent bulb
- Spot lights are recessed into the ceiling
- Random-plank, oak hardwood floor

### **Guest Bedroom Wing Hall**

- To the right of the entry, three steps lead to the guest bedroom wing
- A large skylight is fitted with a fluorescent bulb
- Random-plank, oak hardwood floor

### **Bedroom Suite #1**

- **Bedroom suite #1** is situated at the front of the house
- Bookshelves are built-in next to the doorway
- Two large, wood-framed windows overlook the front drive and a side yard
- A double closet provides ample hanging space
- High ceiling, crown moldings, deep baseboards, and random-plank, oak hardwood floors

- The private, **full bath** features a tile-lined stall shower, and a sink, framed by mirrors, set into a marble counter
- Bins, drawers, shelves and cupboards line one wall
- Fluorescent lighting and wall-to-wall carpet

## **Bedroom Suite #2**

- **Bedroom suite #2** is situated at the rear of the house
- A set of tall French doors, with paneled shutters standing flush to the wall, allow access to the covered terrace and views of the garden
- The shutter to the right opens to reveal a Finnish sauna, the shutter to the left conceals a linen storage closet
- A second set of French doors is screened by louvered pocket doors
- A walk-in closet provides ample hanging and shelf space
- Built-in bookshelves flank the niche for the bed
- High ceiling, crown moldings, deep baseboards, and random-plank, oak hardwood floors
- The private, **full bath** features a marble-lined, shower/sunken tub, and a sink, framed by mirror, set in a marble counter
- The commode is enclosed in a separate compartment
- Four mirrored closet doors line one wall
- A second dressing area features two double closets, built-in drawers and cupboards
- A second sink, framed by mirror, is set in a marble counter
- Fluorescent ceiling light and wall-to-wall carpet

## **Bedroom #3/Den and Full Bath**

- **Bedroom #3** is found to the left of the entry, off the interior hall and is currently used as a **den**
- A large, wood-framed window, flanked by built-in bookshelves, overlooks the front drive
- An interior window, which may be screened by a painted panel, overlooks the glassed-in gallery
- A double closet provides ample hanging space
- High ceiling, crown moldings, deep baseboards, and random-plank, oak hardwood floors
- Nearby, a **full bath** features a tile-lined stall shower, and a sink, framed by mirrors, set into a Travertine counter
- Fluorescent lighting and wall-to-wall carpet

## Gallery

- A glass door opens from the interior hall to the glassed-in **gallery**
- A wall of five windows is set in a gentle curve overlooking a circular planting bed
- A glass door opens to a walkway leading to the front drive
- A copper planter is built in beneath the windows
- A coat closet is concealed by a flush door
- Spot lights are recessed into the ceiling
- Random-plank, oak hardwood floor

## Master Suite (Bedroom Suite #4)

- The opulent **master-suite** is located in its own wing
- In the **bedroom**, three demi-lune display niches are topped by cockle-shell detail
- Separated from the bedroom by a graceful balustrade, the **sitting area** has a wood burning fireplace with a marble hearth and surround and a gas jet
- Screened by Plantation shutters, a wall of windows is set in a gentle curve
- Double doors conceal a wet bar
- Soft wall-to-wall carpet and box-beamed ceiling
- A doorway leads to the exercise studio, two dressing areas and two baths
- In the **exercise studio**, floor-to-ceiling mirrors cover the length of one wall
- A double closet provides hanging and shelf space
- Overhead, small medallion skylights are set into the ceiling
- Recessed spotlights and wall-to-wall carpet
- To the right of the exercise studio is a deep **walk-in closet** fitted with shelves, cupboards and hanging space
- The centerpiece of the **first master-bath** is glamorous, oversized, whirlpool tub surrounded by four marbleized pillars which glow from within when lit
- Tall windows, screened by cascading draperies, frame the tub alcove
- A molded sink is set in a marbleized counter under a mirrored wall
- The kneehole vanity has a storage compartment beneath the counter
- Sparkling crystal chandelier and wall-to-wall carpet
- Opposite, the sumptuous **dressing area** has a fitted, walk-in closet
- Drawers and cupboards are built into one wall
- Recessed spotlights and wall-to-wall carpet
- The **second master-bath** has a steam shower lined in colorful tile, as well as a Finnish sauna
- A molded sink is set in a marbleized counter under two arched mirrors
- The kneehole vanity has a storage compartment beneath the counter

- A small closet is located next to the shower
- A second larger closet is near the door to the dressing room
- Overhead, small medallion skylights are set into the ceiling
- Recessed spotlights and wall-to-wall carpet

## **Bedroom Suite #5**

- **Bedroom #5** is situated next to the master suite and is currently used as an office
- Corner windows frame views of the trees
- The walk-in closet provides abundant shelf and hanging space
- Wall-to-wall carpet
- The private **full bath** has a sunken whirlpool tub set surrounded by a carpeted deck
- A large linen closet is conveniently nearby
- The sink is set into a Corian counter beneath two angled, mirrored cabinets
- Overhead, small medallion skylights are set into the ceiling
- Recessed spotlights and textured wall-to-wall carpet

## *Lower Level*

### **Wine Tasting Room**

- A carpeted stairway descends to the **lower level**
- To the right of the stairs, a weighted door opens into the **wine cellar and tasting room**
- Racks with storage for bottles are built into the far wall
- The built-in buffet has a sink and cabinets above
- There are an electrical outlet and a niche for a full-sized refrigerator
- Recessed spotlights and rosy brick floor

### **Laundry Room**

- The **laundry room** is located to the left of the stairs
- A deep soaking sink occupies one corner
- There are hook-ups for full-sized washer and dryer
- Counters with cupboards above line one wall
- A large walk-in closet provides additional storage

### **Garage**

- The attached, **three-car garage** has three automatically operated doors



- The interior of the garage is fully finished

## **Bedroom Suite #6**

- **Bedroom suite #6** is located beyond the garage and is currently used as an artists studio
- Sliding glass door allow private access from the driveway
- A series of skylights admits natural light
- A closet provides hanging and shelf space
- The adjoining **full bath** has a sink set into a tile counter and a tile-lined, stall shower

## *Exterior*

### **Terraces and Garden**

- The hillside **garden** enjoys a setting of incomparable natural beauty
- A wealth of mature perimeter trees ensure peace and privacy
- From the broad covered terrace, the Coastal Range can be glimpsed beyond the pines at the western edge of the property
- Three sets of steps, echoing the demi-lune of the rear portico, descend through the garden to the pool
- A series of terraces, studded with classical statuary, basks in the sun
- At the bottom of the garden, the lawn is bordered by a manicured hedge
- A clipped boxwood maze surrounds the rose garden
- The garden is fully fenced

### **Pool and Cabana**

- The elliptical **pool** is set in a cement deck
- Statues of twin lions at one end of the pool are actually fountains which spout water into the pool
- A cyclone fence can be pulled shut to separate the pool from the rest of the garden
- A bas relief of a charioteer is inset into the façade of the **cabana**
- Inside are a dressing room, a full bath with a stall shower and a wet bar
- Doors lead from the wet bar and the dressing room to the lower guest parking area

## *Additional Features*

- Lofty ceilings, beautifully milled paneling and herringbone parquet floors
- Twelve foot high ceilings in most rooms
- Eleven and a half foot French doors with vintage door fixtures and paneled shutters
- Four heating and four central air conditioning zones
- Security alarm system
- Built-in stereo speakers throughout the house
- Intercom
- Central vacuum
- Impressive paved drive and three large guest parking areas
- Low voltage exterior lighting
- Three car garage and two car carport with storage room
- Approximately **2.44 secluded acres** at the end of a hilltop cul de sac
- Approximately **6770 square feet of living space**
- **Excellent Las Lomas School District**

Disclosure Package Available Upon Request

*Property listed by Hugh Cornish. Any statistics or prices while not guaranteed, have been secured from sources we believe to be reliable.*