

SENSATIONAL RANCH-STYLE HOME



3 HILLBROOK DRIVE, PORTOLA VALLEY

Welcome to this sensational ranch-style home located in Central Portola Valley, close to community activities and amenities, hiking trails, shopping, and more. The living room and formal dining room are enhanced by newly-refinished hardwood floors. Steps ascend from the comfortable family room to a large studio/bonus room with a deck. The bright, cheerful kitchen and adjoining breakfast area have windows overlooking the front garden. The spacious master suite features two closets and a private bath with dual sinks. There are three additional bedrooms, as well as two full baths. Outside, the sunny deck with a built-in spa wraps around the rear of the house. A Barbara Butler™ play structure and shaded barbecue area with a fire pit, ample seating, dining areas, and counters, overlook a meandering creek. The property is completely fenced, with verdant lawns front and rear. Attached, two-car garage with built-in storage. Excellent Portola Valley Schools.

Summary of Features

- Four bedrooms and three full baths
- Living room, formal dining room, separate family room
- Kitchen and adjoining breakfast area
- Large studio/bonus room above the attached garage
- Wraparound deck with built-in spa
- Barbecue area with fire pit, seating, dining areas
- Excellent Portola Valley Schools

OFFERED AT \$2,395,000

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



3 Hillbrook Drive Portola Valley

Welcome to this sensational, ranch-style home located in Central Portola Valley, close to community activities and amenities, hiking trails, shopping, and more. The living room and formal dining room are enhanced by newly-refinished hardwood floors. Steps ascend from the comfortable family room to a large studio/bonus room with a deck. The bright, cheerful kitchen and adjoining breakfast area have windows overlooking the front garden. The spacious master suite features two closets and a private bath with dual sinks. There are three additional bedrooms, as well as two full baths. Outside, the sunny deck with a built-in spa wraps around the rear of the house. A Barbara Butler™ play structure and shaded barbecue area with a fire pit, ample seating, dining areas, and counters, overlook a meandering creek. The property is completely fenced, with verdant lawns front and rear. Attached, two-car garage with built-in storage. Excellent Portola Valley Schools.

Summary of Features

- Double front doors open from the covered front porch into the **entry hall**
- The elegant **living room** has a wood burning fireplace framed in French limestone
- The adjoining **dining room** has a wonderful Palladian window and hardwood floors
- The **family room** features a box-beamed ceiling and French doors to the deck
- The **studio/bonus room** has custom built-in desks, bookshelves, and walk-in closet
- The updated **kitchen** incorporates a cheerful **breakfast room**
- **Four bedrooms and three full baths** include:
 - A spacious **master-suite** with two closets and a private **bath**
 - **Two additional bedrooms**, plus a second full **bath** in the same wing
 - A **fourth bedroom and full bath** off the family room near the kitchen
- The **laundry room** has hook-ups for a full-sized washer and dryer, plus a sink
- An expansive **deck** with a built-in **spa** wraps around the rear of the house
- An elaborate, **Barbara Butler™ play structure** overlooks the meandering creek
- The arbor-shaded **barbecue area** has a **fire pit** encircled by fixed, stucco seating
- Verdant lawns bordered by manicured hedges carpet the front and rear **gardens**
- The attached, fully finished **two-car garage** has built-in storage
- A separate weatherproof **shed** and a **dog run** are tucked away in the back
- Excellent **Portola Valley Schools**

Interior

Entry Hall

- Double front doors open from the covered front porch into the **entry hall**
- A dome light fixture overhead provides illumination
- Opaque windows on either side of the doors admit natural light

Living Room

- A wide doorway leads to the elegant living **room**
- The wood burning fireplace has a handsome, dark French limestone hearth and mantel
- French doors open to the wraparound deck
- Tall windows are hung with Roman shades
- Spot lights are recessed into the ceiling
- Crown moldings, baseboards and newly-refinished oak hardwood floors

Dining Room

- The formal **dining room** adjoins the living room
- A wonderful Palladian window lends the room character, adds light and frames views of the garden
- The dining room can be closed off from the breakfast and family rooms by pocket doors
- A graceful, wrought-iron chandelier is suspended from the ceiling
- Crown moldings, baseboards and newly-refinished oak hardwood floors

Family Room

- The comfortable **family room** is situated beyond the dining room
- French doors on two sides of the room open onto the sunny, wraparound deck
- Spot lights and stereo speakers are recessed into the box-beamed ceiling
- Random-plank, newly-refinished, oak hardwood floors

Studio/Bonus Room

- Stairs ascend from the family room to the enormous **studio/bonus room**
- One wall is lined with built-in desks, cupboards and bookshelves, as well as an entertainment center
- A walk-in closet provides ample storage
- Casement windows overlook the front garden
- French doors open onto the sunny deck
- Spot lights and stereo speakers are recessed into the cathedral ceiling
- Diagonally-laid, newly-refinished oak hardwood floors

Kitchen and Breakfast Room

- The updated **kitchen** is expanded by a cheerful breakfast room
- Banks of paneled, white cabinets and drawers line the walls
- Counters are dark brown marble tile
- The Subzero, side by side refrigerator is burnished stainless steel
- Additional appliances include a five-burner Thermador gas cook top, stacked, electric Thermador ovens, and a Miele dishwasher
- A window above the double porcelain sink admits natural light
- Two commodious pantry closets are concealed behind paneled doors
- Small appliances and a microwave are stored in a deep niche
- Spot lights are recessed into the ceiling
- A marble-topped breakfast bar separates the kitchen from the **breakfast room**
- A graceful wrought-iron lamp is suspended from the ceiling
- A window overlooks the front garden
- Crown moldings, baseboards and newly-refinished, oak hardwood floors

Bedroom Hallway

- The bedroom **hallway** leads from the entry hall to the master suite, two additional bedrooms and a bath
- Concealed behind double doors, a linen closet provides shelf storage space
- Spot lights are recessed into the ceiling
- Crown moldings, baseboards and newly refinished, oak hardwood floors

Master Suite

- The **master bedroom** is sequestered on one side of the hallway
- French doors open onto the sunny deck
- Windows are fitted with plantation shutters
- The double **closet** is custom-fitted with generous shelf and hanging space
- Perimeter spot lights are recessed into the ceiling
- The bedroom is carpeted in textured, dark wall-to-wall carpet
- The private **master bath** features a slab marble-topped vanity with twin porcelain sinks beneath a mirrored wall
- A knee hole dressing table is placed between the sinks
- The decorative leaded window provides a charming accent
- The oversized marble stall shower has two nozzles and a clear glass enclosure
- A skylight above admits natural light
- The commode is enclosed in a separate compartment
- Sconces are attached above the vanity and spot lights are recessed into the ceiling
- Marble tile floor with dark green “truffle” insets
- The **walk-in closet** is custom-fitted with floor-to ceiling shelf and hanging space
- Wall-to-wall carpet

Two Additional Bedrooms

- **Two additional bedrooms** are located off the bedroom hallway
- Each has windows overlooking the front yard
- Fitted double closets offer generous shelf and hanging space
- Dome light fixtures and newly refinished hardwood floors

Bath

- The shared full **bath** has twin sinks set into a beige tile-topped vanity beneath a mirrored wall
- The tile-lined shower-over-tub has a clear glass enclosure
- A window overlooks the side yard
- Sconces are attached above the vanity and spot lights are recessed into the ceiling
- Crown moldings, baseboards and ceramic tile floor

Back Hallway

- The back **hallway** is located off the breakfast and family rooms
- Recessed spot lighting, baseboards and newly refinished, random-plank hardwood floor

Laundry Room

- The **laundry room** is situated off the back hallway
- There are hook-ups for a full-sized washer and dryer
- A deep, porcelain soaking sink occupies one corner
- The walls above the washer and dryer are lined with storage cabinets
- A built-in ironing board folds down from the wall
- A door at the far end of the room opens to steps leading down to the garage
- Recessed spot lights and ceramic tile floor

Third Additional Bedroom

- A **third additional bedroom** lies at the end of the back hallway
- Windows overlook the front yard
- A fitted double closet offers generous shelf and hanging space
- Dome light fixture
- Crown moldings, baseboards, and newly refinished hardwood floors

Bath

- This full **bath** has a fluted, porcelain sink set into a Corian counter beneath a mirrored medicine cabinet
- The stall shower has a glass enclosure
- A sconce is attached above the sink and spot lights are recessed into the ceiling
- Marble tile floor

Garage, Gates and Drive

- The attached, two-car **garage** has an electrically operated door
- The fully finished garage has plenty of built-in storage
- A separate weatherproof shed and a dog run are tucked away in the back
- The paved, semicircular asphalt **drive** allows for extra parking in front of the garage
- There are two wrought-iron **gates** at either end of the drive, one fully automated and one manually operated

Exterior

Deck and Spa

- An expansive **deck** with a lattice rail wraps around the rear of the house
- A deep overhang shades the deck off the living and dining rooms
- The **spa** is built into the deck off the family room
- This sunny area is protected by a retractable awning
- Steps lead from the deck down to the verdant lawn

Play Structure and Barbecue Area

- An elaborate, Barbara Butler **play structure** overlooks the meandering creek which runs through the edge of the property
- Beyond the fence, a bridge spans the creek
- The **barbecue area** is shaded by a rustic arbor
- Barbecue and sink are set into stucco counters
- The nearby fire pit is encircled by fixed stucco seating

Garden

- A variety of mature **shrubs and trees** ring the perimeter of the property
- The front and rear gardens are nicely landscaped
- The property is **completely fenced**
- Verdant lawns bordered by a manicured hedges carpet the front and rear gardens
- Planter boxes filled with a perennial shrubs and flowers brighten the aggregate front walk

Additional Features

- The updated, ranch-stye house is approximately **3,330 square feet**
- Interior of house is freshly painted and the hardwood floors have been refinished
- Central forced-air heating
- 400 Amp feature to the home
- LAN drops to network closet in every room
- Wired for both DISH Network and Direct TV
- Automatic sprinkler system, front and rear
- Low voltage exterior lighting
- Excellent Portola Valley school district
- Close to community activities and amenities, hiking trails, shopping, and more

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