

# SWEEPING VIEWS AND TOTAL PRIVACY

This beautifully remodeled Portola Valley Ranch home features unobstructed views of the western hills and is located on a quiet cul-de-sac. The two-story three-bedroom, three-bathroom home has approximately 3,265 square feet of living space. The main level features an open floor plan with a large living room with vaulted ceiling, adjacent dining room, bright and open kitchen with breakfast nook plus a private master suite, guest bedroom and full bathroom. On the lower level is a large multipurpose/recreation room plus third bedroom and bathroom. Both levels feature multiple sliding glass doors that open to beautiful redwood decks overlooking the western hills.



## 5 Coal Mine View, Portola Valley

- Unobstructed views of the western hills
- 3 bedrooms and 3 full bathrooms
- Main level: kitchen, dining room, living room, master suite, guest bedroom, guest bathroom and laundry room
- Lower level: multipurpose room, guest bedroom, guest bathroom, and storage area
- Vaulted, open beam ceiling with halogen lighting, Eucalyptus hardwood flooring on main level plus wall of sliding glass doors and transom windows; wall of sliding glass doors on lower level
- Main-level deck with trellis covering, lower-level deck with porch swing
- Approximately total square footage: 3,620
  - Main level: 2,375 square feet
  - Lower level: 890 square feet
  - Main-level mechanical room: 20 square feet
  - Lower-level storage: 255 square feet
  - Carport storage: 80 square feet
- Detached 2-car enclosed carport with storage
- Lot size of approximately .56 acre on a cul-de-sac
- Portola Valley Ranch community amenities include 2 swimming pools, 3 tennis courts, club house, and state-of-the-art fitness center
- Acclaimed Portola Valley schools

**HUGH  
CORNISH**  
& ASSOCIATES

Offered at \$4,195,000

For video, floor plans, additional photos, and information,  
please visit [www.5CoalMineView.com](http://www.5CoalMineView.com)

[HughCornish.com](http://HughCornish.com)

Ranked Top 1% Internationally  
– Coldwell Banker

Ranked #210 Nationally  
by *The Wall Street Journal*, 2018

Over \$2 Billion in Sales



**HUGH CORNISH**

650.619.6461  
hugh@hughcornish.com  
CalRE#00912143



**STEPHANIE ELKINS  
VAN LINGE**

650.400.2933  
stephanie@hughcornish.com  
CalRE#00897565

**COLDWELL  
BANKER**

RESIDENTIAL BROKERAGE

**GLOBAL  
LUXURY.**

The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Real estate agents affiliated with Coldwell Banker Residential Brokerage are independent contractor agents and are not employees of the Company. ©2019 Coldwell Banker Residential Brokerage. All Rights Reserved. Coldwell Banker Residential Brokerage fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Owned by a subsidiary of NRT LLC. Coldwell Banker and the Coldwell Banker Logo are registered service marks owned by Coldwell Banker Real Estate LLC. CalRE #01908304.

# 5 Coal Mine View, Portola Valley

## *Public Rooms*

### Entry

Custom-made solid wood slatted door leads from a gated wooden walkway and deck with raised planting beds, decorative pots, and flower boxes to a travertine tile foyer with skylight and coat closet

### Living Room

Open-beam vaulted ceiling with halogen lighting, sliding glass doors to deck with transom windows above; wood-burning fireplace with custom plaster surround and raised granite hearth

### Dining Room

Tray ceiling with custom plaster finish matching living room fireplace; sliding glass door to side deck; built-in custom mahogany veneer credenza with black leather finish granite countertop separates dining room from kitchen; custom mahogany veneer beverage center with 100 bottle Miele wine cooler and black leather finish granite counter

### Kitchen

Eat-in chef's kitchen with black leather finish granite counters, custom mahogany veneer cabinetry, and LED backlit Onyx backsplash; nook with large picture window and pendant lighting; island with pendant lighting

### Appliances

Sub-Zero refrigerator and freezer; Bosch dishwasher; Miele convection wall oven and convection microwave; Thermador 5-burner gas cooktop; Vent-A-Hood cooktop ventilation; Miele warming drawer

### Laundry Room

Main level; located off entry

### Hallway/Staircase

Travertine steps down from entry to living area; Eucalyptus hardwood floor leading to dining area on left and past large picture windows to living room on right; hardwood staircase to lower level; skylight above staircase

### Family/Multipurpose Room

Lower level; enter from staircase; sliding glass doors open to deck; ceiling fan and wall-to-wall carpeting; large storage room with access to crawl space storage

## ***Personal Accommodations***

### Master Bedroom

Main floor located off entry; sliding glass door to small deck; wall-to-wall carpet; large closet with built-in organizers in bedroom; ceiling fan

### Master Bath

Dual-sink vanity with granite counters; heated stone tile floor; spacious walk-in shower with glass enclosure and stone tile surround and skylight; large walk-in closet with built-in organizers, and wall-to-wall carpeting

### Guest Bedroom

Main floor located off entry; wall-to-wall carpeting, large picture windows, and closet with built-ins

### Guest Bathroom

Main floor located off entry; single-sink vanity with granite counter; shower over tub with stone tile surround and glass sliding door; stone tile floor

### Bedroom 3

Lower level bedroom; large closet with built-in organizers; wall-to-wall carpeting; sliding glass door to back deck and porch swing

### Bathroom 3

Lower level; dual sink vanity with granite counter and stone tile floor; large stall shower with sliding glass door and stone tile surround

## **Grounds**

Cement aggregate walkway leads past the 2-car carport to a gated redwood front walkway and deck; raised planting beds, decorative pots, and flower boxes line the deck and walkway; upper and lower decks overlook the western hills; lower deck features a porch swing; wood shiplap finish on the exterior of the house; 2-car carport with storage cabinets; property is surrounded by mature trees

## **Other Features**

- Multi-zone HVAC; heat and air conditioning on main level, air conditioning to kitchen and master suite only; heat only on lower level
- Drip irrigation at front of house; low-voltage lighting at entry and back decks
- Portola Valley Ranch community amenities include 2 pools, 3 tennis courts, clubhouse, and state-of-the-art fitness center

**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 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.*