

TRANQUIL SETTING AND GORGEOUS VIEWS

Seamlessly blending the traditions of the past with a fresh outlook to the future, this beautiful home in desirable Portola Valley Ranch does not disappoint. A refurbished original PV Ranch tile entry welcomes you into this bright and inviting home. Featuring three bedrooms and two and a half baths, the two-story home is approximately 2,625 square feet of living space with sweeping views of Coal Mine Ridge. The main floor features a living/dining room, eat-in kitchen, master bedroom suite, and entry with powder room. The lower level boasts a family room, two additional bedrooms, a full bath, and ample storage. Both levels enjoy large decks with beautiful views of the Ranch and gorgeous mature trees provide a shaded, tranquil setting.



5 Sandstone, Portola Valley

- Gorgeous views of Coal Mine Ridge in desirable Portola Valley Ranch
- 3 bedrooms and 2 and a half bathrooms on two levels with spacious decks, extending the living space outdoors
- Approximate total square footage: 3,310
 - Main level: 1,730 square feet
 - Lower level: 895 square feet
 - Lower-level storage: 155 square feet
 - Detached 2-car garage: 530 square feet
- Vaulted, open truss ceiling with recessed LED lighting, original Ranch tile entry with vaulted ceiling and skylights, wall of sliding glass doors and 2 large pentagon story windows on main floor, and wall of sliding glass doors on lower level
- Main level: kitchen, dining room, living room, master suite, and powder room
- Lower level: family room, two guest bedrooms, guest bathroom, laundry room, and storage area
- Detached 2-car garage
- Just-completed refinished oak hardwood floors, new wool wall-to-wall carpeting, refinished butcher block counters, fresh paint, and refurbished tile in entry
- Main level wrap-around deck plus lower-level deck
- Portola Valley Ranch community amenities includes a recreation center with 2 pools, 3 tennis courts, clubhouse, fitness center, vineyard and dog park
- Acclaimed Portola Valley schools

Offered at \$3,195,000

**HUGH
CORNISH**
& ASSOCIATES

For video, floor plans, additional photos, and information, please visit: www.5Sandstone.com

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Over \$2 Billion in Sales



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Entry

Front deck with planters leads to solid wood front door with keypad lock and full length glass sidelight; Ring doorbell security system with motion-sensitive cameras on main and lower levels; Original PV Ranch tile entry, vaulted open-truss ceiling with skylights, staircase to lower level; coat closet with shoe storage and concealed computer alcove with built-in file storage and phone charging plus fax/printer station

Powder Room

Located off entry near front door; Caesarstone single-sink vanity with bronze fixtures; Toto dual flush toilet

Kitchen

Eat-in chef's kitchen with Caesarstone and butcher block counters and custom cabinetry; pocket door from entry; nook with sliding glass door to front deck, plantation shutters, and pantry with pull-out shelving; butcher block island with double stainless steel sink and seating; Caesarstone backsplash with decorative inlay

Appliances

Stainless steel appliances including Sub-Zero refrigerator, Miele dishwasher, Viking 6-burner gas range with oven, 24-bottle Sub-Zero wine cooler, Broan trash compactor

Living Room

Enter from hallway; vaulted, open-truss ceiling with recessed halogen lighting, sliding glass doors to wrap-around deck, and large pentagon story window; wood-burning fireplace with original PV Ranch tile hearth and Caesarstone surround with decorative inlays; integrated B&W speakers

Dining Room

Adjacent to living room; vaulted, open-truss ceiling with recessed halogen lighting, sliding glass doors to deck, and large pentagon story window; custom Hubbardton Forge chandelier

Master Bedroom

Main floor located off entry; sliding glass door to side balcony; wall-to-wall carpet; wall closet with built-in organizers; skylight with retractable shade curtain

Master Bath

Stone dual-sink vanity; spacious glass-enclosed walk-in shower with skylight, rain showerhead and handheld spray; Toto dual flush toilet; full length mirror; large walk-in closet with built-in organizers

Family Room

Enter from lower-level staircase; sliding glass doors open to deck; built-in shelving on one wall; wall-to-wall carpet; spacious walk-in storage area with shelving

Bedrooms 2 & 3

Lower-level bedrooms; large closets with built-in organizers; wall-to-wall carpeting; sliding glass doors to back deck

Bathroom 2

Lower level; single-sink stone vanity; tub with overhead shower with partial glass enclosure and subway tile surround; rainspout showerhead; hardwood flooring

Laundry Room

Lower level; adjacent to family room; LG Steam washer and dryer; adjacent linen closet with shelving

Storage

Lower level; adjacent to family room; 80 sq. ft. of finished storage space with shelving; access to approximately 100 sq. ft. of unfinished crawlspace storage

Grounds

Cement aggregate walkway leads to front deck and stairs from the detached 2-garage; mulched front yard with low-voltage lighting, drought-resistant landscaping, mature trees, and auto drip system for yard and potted plants; upper and lower decks overlook Coal Mine Ridge; upper deck wraps around from back of house to master bedroom – built around majestic oak tree; detached 2-car garage with separate automatic doors to each bay, enclosed storage shelving, and two fast-charging Tesla electric charging outlets; mature trees surround property

Other Features

- One zone forced-air HVAC
- Two 50-gallon water heaters
- Solar approved but not installed

About Portola Valley Ranch

Enjoy low-maintenance living, resource conservation, abundant outdoor recreation, quiet and privacy surrounded by spectacular natural beauty. The Portola Valley Ranch is a private residential park and nature preserve. 208 homes on 453 acres surrounded by approximately 400 acres of jointly owned wilderness maintained as open space in and around the houses. Portola Valley Ranch residents have private access to a lap pool, a lounge pool, 3 tennis courts, an orchard, a community vegetable garden, a vineyard and winery, a dog park, a fitness center, picnic sites and a ranch house for private events and community use. Minutes from Stanford University and downtown Palo Alto, the Ranch offers tranquillity in the midst of Silicon Valley.

Disclosure Package Available Upon Request

Listed by Hugh Cornish and Stephanie Elkins Van Linge. Any statistics or prices, while not guaranteed, have been secured from sources we believe to be reliable. We recommend that the buyer have a licensed contractor inspect the property and review any and all available reports, building permits, and disclosures. In addition, we 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.