

87 PATRICIA DRIVE, ATHERTON

DETAILS OF THE HOME – PUBLIC ROOMS

Entrance

Electric gate opens to a paver stone driveway and manicured front gardens intersected with limestone tile walkways; a terrace spans the front of the home where windows and doors are outlined in cast stone; an all beveled glass front door is positioned beneath a tremendous transom with circular inlay

Foyer

Grand receiving area with sweeping staircase, limestone floors, and two-story rear wall of floor-to-ceiling windows and French doors; a gilded dome showcases a lantern chandelier

Living Room

Tremendous formal room with coved ceiling above deep crown moldings plus five sets of double French doors to front and rear terraces; a Rumford oversized fireplace is outlined with a tall cast stone mantelpiece

Dining Room and Butler's Pantry

Richly hued palette with matching silk upholstered walls, layers of crown moldings, and two sets of arched French doors to the front terrace; adjoining butler's pantry has a sink plus U-Line icemaker and wine cooler

Study

Double-door entrance from the foyer, herringbone-patterned floor, and silk wallcoverings; built-in desk center, library shelves, coffered ceiling, and fireplace with solid marble carved mantelpiece; French doors open to the front terrace

Powder Room

Formal powder room with three compartments for entry, sink, and commode

Family Room

Double French door entrance from the hallway and swinging door from the kitchen; coffered ceiling, built-in bookshelves, fireplace flanked by French doors to the rear terrace, plus entire wall of flush-mount cabinets with space for a large-screen tv and concealed surround sound

Kitchen and Breakfast Room

Custom white cabinetry, including large island with seating and built-in desk center, all topped in Calacatta marble slab with subway-set tiled backsplashes; separate breakfast area has an extra-deep seating banquette, and all-glass message board; Thermador 5-burner gas cooktop; Thermador warming oven; GE microwave; two Miele ovens; two Miele dishwashers; Sub-Zero side-by-side refrigerator and freezer, and two Sub-Zero wine coolers holding nearly 300 bottles of wine

Full Bath

Full bath with onyx slab vanity and glazed tile shower (convenient for use from the pool)

Mudroom and Laundry Room

Customized storage and door leading to driveway; laundry room with sink, outside entrance, and Maytag washer/dryer



DETAILS OF THE HOME – PERSONAL ACCOMMODATIONS

Bedroom Suite 1 (main level)

Front windows, entire wall of built-ins with two integrated workstations, closet, and en suite Carrara marble bath with pedestal sink and frameless glass-enclosed tub with overhead shower

Bedroom Suite 2 (main level)

Guest suite has an arched front window and en suite marble and tile bath with tub and overhead shower

Master Bedroom Suite (upper level)

At the top of the main staircase with double-door entrance; large bedroom with sitting area, gas-log fireplace, French doors to a balcony overlooking the terrace and customized walk-in closet; en suite all-marble bath has a makeup vanity, dual-sink vanity, shower with two rain heads and handheld, whirlpool tub, and private commode room with towel warmer

Bedroom Suites 4 and 5 (upper level)

Two bedrooms, one slightly larger than the other and each with banquette, built-in desk center, and walk-in closet; each en suite bath has marble and tile finishes and a tub with overhead shower

Studio/Gym (in garage)

Third bay of the garage is converted to a gym with private outside entrance, mirrored wall, cushioned flooring, kitchenette with electric cooktop, mini refrigerator, microwave, sink, plus full bath with shower, separate entrance, heating and air conditioning

OTHER INTERIOR FEATURES

- Main and rear staircases
- Central vacuum
- Programmable lighting
- Security alarm
- Sonos music system and speakers throughout house, pool terrace, and lawn
- Full surround sound system in family room
- Extensive customized storage throughout
- New paint in some rooms
- Upstairs hallway has French doors at both ends

EXTERIOR FEATURES

- Detached garage with parking for 2 cars, each with 100-amp EV charging station
- 80-foot-long pool with inset spa
- Extensive low-voltage lighting throughout
- Pool-side open-air pavilion with electric blinds
- Sonos sound system with speakers throughout terrace and lawn
- Play area with cushioned flooring
- Decomposed granite walking path around entire 2 acres
- Exceptionally large level lawn
- Backup gas-powered generator
- Well for irrigation (located on the rear property)
- Secure mailbox and parcel delivery
- Upstairs hallways has French doors at both ends

Offered at \$19,500,000

For video, floor plans, additional photos, and information, visit
www.87Patricia.com



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