

FANTASTIC OPPORTUNITY TO REMODEL OR BUILD NEW

This property offers a prime location and great opportunity to create the home of your dreams. Located west of the Alameda, this 1.16-acre property includes an updated one-story, 4-bedroom, 3-bath home with a detached 2-car garage. Featuring award-winning Las Lomas schools and located in a park-like setting near Menlo Park amenities, Hwy 280 and Stanford University. The possibilities abound!

Offered at \$5,495,000



54 Reservoir Road, Atherton

- 1.16-acre lot in desirable Atherton Heights location
- 2,785-square-foot home featuring 4 bedrooms and 3 full bathrooms
- Large kitchen with breakfast nook
- Spacious living room, formal dining room, and separate family room
- Detached 2-car garage
- Park-like setting with mature trees and vast lawns
- Close to Menlo Park amenities, Hwy 280, and Stanford University
- Excellent Las Lomas schools



**HUGH
CORNISH**
& ASSOCIATES

For floor plans, additional photos, and information, please visit: www.54Reservoir.com

HughCornish.com

Ranked Top 1% Internationally
– Coldwell Banker

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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



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RESIDENTIAL BROKERAGE

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54 Reservoir Road, Atherton

Interior Details

Entry

A flagstone front porch continues through double doors into the entry foyer; access to kitchen, living room, and bedroom hallway

Living Room

Straight off the entry; spacious room with vaulted, open-beam ceiling and floor-to-ceiling windows on one wall; sliding glass door to front patio; built-in shelving and a wood-burning fireplace with marble hearth and surround and wood mantle adorn one wall; hardwood flooring

Kitchen

Right off entry; open and bright with butcher block and laminate counters; breakfast nook with bay window; large picture window over dual sink; 4-burner electric range, dishwasher, dual wall oven, and side-by-side refrigerator/freezer; swinging door to dining room

Dining Room

Formal space with chandelier and large sliding glass door to front patio; bi-fold doors from living room and family room; hardwood flooring; swinging door to kitchen

Family Room

Built-in entertainment center with shelving, and wood-burning fireplace with brick hearth and surround; large sliding glass door to front patio; wall-to-wall carpeting, decorative beam ceiling, and bi-fold doors to dining room

Hallway

Left off entry; wall-to-wall carpeting, walk-in storage closet; door to entry foyer

Master Bedroom

Master bedroom located at end of hallway; hardwood flooring; large window overlooking front yard and floor-to-ceiling window overlooking driveway; door to front yard; his & hers closets with built-in drawers

Bathroom 1

Master bath shared with Bedroom 2; dual-sink laminate vanity; frosted glass windows; tub and shower with tile surround and floor

Bedroom 2

Located on right side of hallway overlooking front yard; hardwood flooring; walk-in closet; built-in desk and shelving; split door to front yard; shares bath with master bedroom

Bedroom 3

Located on left side of hallway; hardwood flooring; floor-to-ceiling window overlooking driveway; large wall closet

Bathroom 2

Dual sink vanity; located on left side of hallway; single-sink tile vanity; stall shower with frosted glass door

Bedroom 4

Bedroom suite located off kitchen, adjacent to family room; pocket door to attached bath; wall-to-wall carpeting and window overlooking driveway; large wall closet with shelving

Bathroom 3

Attached to bedroom 4; single-sink vanity and stall shower with tile surround and frosted glass door

Grounds

Park-like landscaping with lawns surrounded and studded by mature trees; cement front patio with access from living room, dining room, and family room; cement walkway looping through front yard from patio; very private and tranquil setting; house set far back on lot; long gravel driveway to detached 2-car garage

Other Features

- Laundry room with washer, dryer, and deep laundry sink; adjacent to kitchen; split-door entry from driveway
- Detached 2-car garage with no door and built-in work bench; ample outdoor parking
- Close to Menlo Park amenities, Hwy 280, and Stanford University
- Top rated Las Lomas schools

Disclosure Package Available Upon Request

Listed by Hugh Cornish & Associates. 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 the 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 Atherton Building Department. Buyer shall verify square footage of lot and all structures. Buyer shall verify attendance at local schools.