

ELEGANT PROVENCAL-STYLE HOME

Welcome to this very private 2.5 acre Westridge property, where venerable oaks frame a stunning view of Windy Hill. Using the highest-quality materials, the three-bedroom, three and one-half bath house is stylishly detailed, with a beautifully proportioned living room, formal dining room, and magnificent kitchen/great room. Outside, the central courtyard has an outdoor fireplace and an arbor swathed in jasmine and trumpet vine, while the terrace features a pool and spa, all with the breathtaking vista as a backdrop. The rear garden includes a patio with a built-in barbecue, a potting sink, and a parterre garden. The fully finished, attached three-car garage has extensive built-in storage and a workbench. Award-winning Portola Valley schools.



277 MAPACHE DRIVE, PORTOLA VALLEY

- Custom home by high-end builder Lencioni Construction
- Approximately 2.5 acres located in the Westridge neighborhood
- Total square footage: 4,540
 - Main house: 3,575 sq. ft.
 - 3-car garage: 925 sq. ft.
 - Mechanical room: 40 sq. ft.
- Three bedrooms with en suite baths plus 1 half-bath
- Living room, dining room, magnificent kitchen/great room
- Central courtyard with wood-burning outdoor fireplace
- Terrace with pool and spa, overlooking a view of Windy Hill
- Rear garden with patio, built-in barbecue and parterre garden
- Award-winning Portola Valley schools

Offered at \$7,750,000

For video, floor plans, additional photos and information, please visit www.277Mapache.com

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RESIDENTIAL BROKERAGE

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277 Mapache Drive , Portola Valley

DETAILS OF THE HOME

Approach

- A single rock pillar discreetly indicates the entrance to the driveway
- Shaded by venerable oaks, the lushly planted drive winds up the hill to the house
- A cement motor-court in front of the garage offers abundant guest parking

INTERIOR

Foyer

- Framed by sidelights, the arched and paneled front door opens from the front porch into the **foyer**
- Two guest coat closets with sensor lighting are on either side
- The doorway to the formal dining room is opposite
- An Allison Berger custom blown glass chandelier is suspended from the lofty, vaulted ceiling
- Deep baseboards, elegant door and window frames
- Diagonally laid, creamy limestone floor with “truffle” accents

Living Room

- Limestone steps descend from the foyer to the beautifully proportioned **living room**
- Flanked by picture windows, the wood burning fireplace has a limestone hearth and surround
- The fireplace is equipped with beautiful brass andirons and a gas starter
- A large screen television is situated above the fireplace
- Enormous windows frame the lovely view of the courtyard, terrace, pool and vista
- French doors open from the living room to the terrace
- Spotlights and stereo speakers are recessed into the lofty tray ceiling
- Deep baseboards, elegant door and window frames
- Diagonally laid, creamy limestone floor

Dining Room

- The formal **dining room** is illuminated by a large, Allison Berger custom blown glass chandelier
- An archway guarded by a wrought-iron rail overlooks the living room

- Glass doors open from the dining room to the central patio
- Spotlights and stereo speakers are recessed into the lofty tray ceiling
- Deep baseboards, elegant door and window frames
- Diagonally laid, creamy limestone floor

Hallway

- Limestone steps ascend from the foyer to the hallway
- Two lighted display niches with are inset on either side of the steps
- The hallway leads from the door to the powder room, past the kitchen/great room, to the bedrooms
- Two built-in pantries offer wine storage
- A shallow display niche is inset between the pantries
- Spotlights are recessed into the lofty ceiling
- Deep baseboards, elegant door and window frames
- Diagonally laid, creamy limestone floor

Guest Powder Room

- The jewel-box **guest powder room** is located off the foyer
- The slate countertop and sink is set into an Ann Sacks custom vanity
- A lovely modern sconce is mounted on the wall
- Indirect lighting washes the perimeter of the ceiling
- Crown moldings, deep baseboards, and elegant door frames
- Diagonally laid, creamy limestone floor

Kitchen

- The magnificent chef's **kitchen** is the heart of the house
- Inset cabinets are topped by slab granite counters illuminated by under-cabinet lighting
- The center island is lit by an Allison Berger custom blown glass chandelier and incorporates a breakfast bar
- Lighted cabinets separate the kitchen from the hallway and form one wall
- The 48" Viking side-by-side refrigerator/freezer has an external ice and-water dispenser
- The 48" Viking Gourmet four-burner gas cooktop has a griddle and an infra-red grill
- The massive, limestone hood is carved with a oak-leaf and acorn motif
- Other top-of-the-line appliances include a Viking dishwasher and a built-in Viking microwave
- The deep porcelain sink enjoys a view of the rear garden through a tall arched window
- Spotlights and stereo speakers are recessed into the lofty tray ceiling
- Deep baseboards, elegant door and window frames
- Diagonally laid, creamy limestone floor

Dining Area

- The **dining area** adjoins the kitchen
- Bracketed by deep display shelves the wood burning fireplace has an elevated natural rock hearth and surround
- The fireplace is equipped with a built-in custom screen and a gas starter
- A television cabinet is built-in next to the fireplace
- French doors on either side feature retractable pocket screens and allow access to both the rear garden and central courtyard, with beautiful views in each direction
- Up-light sconces flank the French doors
- Spotlights and stereo speakers are recessed into the lofty tray ceiling
- Deep baseboards, elegant door and window frames
- Diagonally laid, creamy limestone floor

Master Bedroom Suite

- In the anteroom to the master suite paneled doors conceal ample linen storage
- Limestone steps descend to the tranquil **master bedroom**, which enjoys a stunning view of Windy Hill
- The wood burning fireplace has an elevated limestone hearth and surround, and is equipped with a built-in custom screen and a gas starter
- French doors featuring retractable pocket screens open to the patio, pool and spa, as well as the incredible view
- Plantation-shuttered windows overlook the central courtyard
- Spotlights and stereo speakers are recessed into the lofty ceiling
- Deep baseboards, elegant door and window frames
- Plush, wool wall-to-wall carpet
- The private **master bath** is located beyond the bedroom
- The walk-in closet is custom-fitted with dozens of built-in drawers, shelves and hanging rods
- Twin sinks are set into cream slab marble counters under a wall-to-wall mirror
- Allison Berger blown glass sconces adorn the mirror on each side
- Wood cabinets are built-in beneath the counter
- The tub is encased in a cream slab marble deck
- The large stall shower is lined in matching stone and has two heads
- The commode is enclosed in a separate room with built-in bookshelves and Plantation shutters
- Plantation-shuttered windows overlook the side garden
- Spotlights and stereo speakers are recessed into the ceiling
- Deep baseboards, elegant door and window frames
- Diagonally laid, creamy limestone floor with radiant heat

Guest Bedroom Suite

- Limestone steps descend to the tranquil **guest bedroom**
- French doors featuring retractable pocket screen open to a private balcony festooned with roses and wisteria
- A Plantation-shuttered window overlooks the rear garden
- Display shelves with a cabinet below are built into the wall
- Spotlights and stereo speakers are recessed into the lofty tray ceiling
- Hardwood floors, deep baseboards, elegant door and window frames
- The walk-in closet is custom-fitted with built-in shelves and hanging space
- The en suite **bath** has twin sinks set into slab marble counters under wall mirror
- Sconces mounted above mirror
- Wood cabinets are built-in beneath the counter
- The whirlpool tub is encased in a golden marble deck
- Two windows above the tub are screened by Plantation shutters
- The stall shower has a bench and a storage niche
- A television outlet is set high up on one wall
- Spotlights and stereo speakers are recessed into the sky-blue ceiling
- Diagonally laid, creamy limestone floor with radiant heat

Bedroom Suite/Office

- Pocket doors open to the **third bedroom**, which is currently used as an office
- Flanked by deep display shelves the wood burning fireplace has an elevated natural rock-hearth and surround
- The fireplace is equipped with a built-in custom screen and a gas starter
- Opposite, the media center and a computer desk are built-in
- A windowed alcove screened by Plantation shutters contains a built-in daybed
- Spotlights and stereo speakers are recessed into the lofty tray ceiling
- Deep baseboards, elegant door and window frames
- Custom, plush wool wall-to-wall carpet
- A private **full bath** completes the suite
- The porcelain sink is set into a slab marble counter under a wall mirror
- Sconces are mounted on the mirror
- Wood cabinets are built-in beneath the counter
- The stall shower has a bench and a storage niche
- Two closets, one with shelves and drawers, one with hanging rods, are concealed behind paneled wood doors
- The window is screened by a Plantation shutter
- Stereo speakers are recessed into the ceiling
- Crown moldings, deep baseboards, and elegant door frames
- Diagonally laid, creamy limestone floor with radiant heat

Laundry Room

- The **laundry room** is located off the kitchen
- Full-sized washer and dryer
- A walk-in pantry with a glass door occupies one corner
- A door allows interior access to the garage
- Spotlights are recessed into the lofty ceiling
- Deep baseboards, elegant door frames
- Diagonally laid, creamy limestone floor

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Garage

- A door opens from the laundry room to the **garage**
- The three-car attached garage is fully-finished
- All three paneled doors are automatically operated
- Extensive, custom storage and a workbench are built-in
- A door opens to the rear yard
- Above the garage, a massive attic offers approximately 1000 square feet of storage

EXTERIOR

Central Courtyard

- The central courtyard faces west to the breathtaking vista
- The wood burning outdoor fireplace has an elevated natural- rock hearth and surround
- Fragrant herbs, colorful roses and a several kinds of citrus fill planting beds constructed of variegated natural rock
- Bright blue awnings are mounted above the French doors leading from the breakfast area and home office
- An ironwork, vine-clad arbor shades the French doors leading from the living room
- The terrace skirts the rectangular **swimming pool and spa**
- The pool is enlivened by a series of spouts which play into the water
- A graceful, hand-crafted ironwork gate opens from the terrace to the motor court
- Venerable oaks frame a stunning view of Windy Hill

Rear Patio and Garden

- French doors open from the dining area to the **rear patio**
- The Dynasty infrared gas barbecue is set into a tiled counter
- Climbing roses splash against stucco retaining walls
- A terraced lawn descends to a blue gate, which opens to an arid-specimen garden
- At the opposite end of the garden, a potting sink occupies an alcove
- The parterre garden is centered on a birdbath
- Brilliant roses spill from natural rock raised beds
- Climbing roses, a gardenia hedge, and citrus trees form the backdrop of the garden
- A blue gate leads to an enclosure with additional raised beds
- An archway cascading with roses opens to a fenced enclosure with raised planting beds and a dog run

Additional Features

- Custom built home by high-end home builder **Lencioni Construction**
- Complete interior remodel by Babineau Construction
- Solid core paneled Marvin doors throughout (2018)
- Dual paned Andersen windows throughout
- Inset cabinetry throughout
- Five wood-burning fireplaces
- Automated Lutron GrafikEye lighting system
- Security alarm system and fire detector system
- Wired-in stereo system throughout
- Two separate heating/air conditioning zones
- Twenty-four zone automatic irrigation
- Low voltage exterior lighting in front and rear gardens as well as at entryway
- Brass exterior thresholds and copper gutters and downspouts
- Off-street guest parking area
- Approximately 2.5 acres located in the Westridge subdivision
- Award-winning Portola Valley Schools

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