

# BEAUTIFULLY APPOINTED HOME WITH VIEWS OF WINDY HILL



## 25 LOS CHARROS LANE, PORTOLA VALLEY

Located in a premier central Portola Valley area on a non-through street, this desirable home boasts sweeping views, including iconic Windy Hill. Preceded by a vast open meadow and elevated on the one-acre lot to take full advantage of the views, the Mediterranean-style home enjoys the tranquil setting for which Portola Valley is renowned along with breathtaking vistas and level outdoor spaces for entertaining and play.

Built in 2000, the well-appointed home features graceful levels that connect the foyer and office, with a grand formal living room, and up again to all other rooms on one main level. A formal dining room is adjacent to the kitchen and family room, all bordered by a gallery hallway lined with French doors opening to the courtyard and rear area and continuing on to the bedroom wing. There are 4 spacious bedrooms, each with en suite bath, plus a powder room; one bedroom has been extensively customized for office use. A spa off the lavish master suite, a tiered fountain on the rear yard of eco-friendly synthetic lawn, plus a wraparound covered patio at the front highlight the grounds. Classic and timeless, beautifully appointed, and Windy Hill views – this is indeed a special place to call home in Portola Valley.

- Classic Mediterranean built in 2000
- Outstanding views, including Windy Hill
- 4 bedrooms, each with en suite bath, plus powder room
- Approximately 4,200 square feet of living space
- Entrance level: foyer, library/office
- Mezzanine level: living room with fireplace
- Main level: formal dining room, kitchen, casual dining area, family room with fireplace, powder room, laundry room, bedroom suite
- Bedroom level: bedroom suite customized for office, bedroom suite, master bedroom suite with fireplace
- Lower level: 3-car garage
- Hardwood floors and carpeted bedrooms
- Beautiful grounds with open meadows at the front, private rear yard with synthetic lawn, fountain, and spa, plus wraparound covered patio with views to Windy Hill
- Approximately 1 acre (43,560 square feet)
- Excellent Portola Valley schools

Offered at \$5,795,000

[www.25LosCharros.com](http://www.25LosCharros.com)



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# 25 Los Charros Lane, Portola Valley

## Public Rooms

### Entrance

Preceded by open meadows and a long driveway leading to the home's elevated position on the lot, which allows for optimum views; steps ascend to the covered front porch where Craftsman-style lanterns flank the paneled floor door and sidelights

### Foyer & Gallery

Bright and open foyer with alabaster pendant light in the towering ceiling; hardwood floors are introduced and continue up to the public rooms; three steps ascend to the formal living room; a gallery hallway, one level above the living room, is lined with double French doors opening to the rear courtyard and grounds

### Library/Office

Double French doors in the foyer open to this fully paneled room with integrated cabinetry, library shelves, and view windows

### Living Room

This spacious formal room features 5 to-the-floor windows wrapping around one corner of the room and overlooking the western hill views; tall baseboards, crown moldings, recessed lighting, and contemporary wall sconces are featured; a glass-enclosed gas fireplace is sleekly surrounded in marble

### Dining Room

Three steps lead from the living room level to the main level, which begins with the formal dining room; an entire wall of windows and French doors opens to the covered front patio with western hill and Windy Hill views; the tall ceiling has crown moldings and recessed lighting

### Kitchen

Spacious, efficient, and well-appointed, the kitchen has custom colored oak cabinetry topped in granite slab with full-height backsplashes; an angular island provides added prep space and a large casual dining area adjoins the room with a to-the-floor bay window showcasing Windy Hill views

### Stainless Steel Appliances

Thermador 6-burner gas cooktop; 2 Bosch ovens; KitchenAid microwave; Miele dishwasher; Broan compactor; GE Monogram refrigerator

## Family Room

Just off the kitchen, this inviting room has carpet surrounded with a border of hardwood beneath a vaulted ceiling with dropped coffered beams; a glass-enclosed gas fireplace is surrounded in granite in one corner opposite a corner with built-in media cabinetry and integrated speakers; French doors and matching windows open to the covered front patio and Windy Hill views and an expansive to-the-floor window overlooks the rear yard

## Personal Accommodations

### Master Suite

This spacious bedroom has carpeted floors beneath a tall vaulted ceiling with crown moldings; a sitting area has wall-mounted media plus a glass-enclosed fireplace with elevated hearth and limestone finishes; two French doors and windows open to a private covered patio with spa and two walk-in closets provide ample wardrobe storage; the en suite all-limestone bath has separate vanities, a jetted tub, frameless glass shower, and private commode room

### Bedroom Suite 2

Two windows, carpeting, and a walk-in closet are featured; the en suite tiled bath has a single-sink vanity and tub with overhead shower and partial glass enclosure

### Bedroom Suite/Office

Currently customized for office use with extensive built-in cabinetry on two sides with three workstations beneath a vaulted, up-lit ceiling; double-door closet, carpet, plus en suite tiled bath with frameless glass shower and single-sink vanity

### Bedroom Suite 4

Bedroom has a vaulted ceiling, carpet, window overlooking the rear yard fountain, and a double-door closet; the en suite tiled bath has a tub with overhead shower and partial glass enclosure

## Other Features & The Grounds

- Formal powder room with pedestal sink
- Laundry room with sink, ironing center, abundant cabinetry, and Electrolux washer/dryer
- Central vacuum
- Sound speakers in some rooms, with individual room controls
- Security alarm
- Attached 3-car garage with built-in cabinetry
- Large rear yard with eco-friendly synthetic lawn, tiered fountain, and terraced gardens
- Covered patio with spa just off the master suite

*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.*