

# DETAILS OF THE HOME – 127 PINON DRIVE, PORTOLA VALLEY

**Lot Size** – Approximately 18 acres comprised of 2 parcels; 10 acres with main residence and guest house plus separate 8-acre parcel with shared driveway

**Square Footage** – Approximately 9,425 total sq. ft.

Main house: 8,660 sq.ft.

- Main level: 3,600 sq. ft.    – Garage: 940 sq. ft.
- Lower level: 1,175 sq. ft.    – Mech room/storage: 825 sq. ft.
- Upper level: 2,120 sq. ft.    Guest house: 765 sq. ft.

## PUBLIC ROOMS

**Entrance** An electric-gated driveway winds through fields dotted with mature trees culminating at a circular motor court preceding the main entrance; multi-hued flagstone continues on a wide walkway leading across a pond at the base of a stone waterfall

**Foyer** Massive double doors with art glass panels and etched bronze details enter to an open foyer framed by three architectural columns; limestone finishes the floor; ahead, step down to a second greeting area with hardwood floor and wall of windows and French doors to the wraparound main terrace presenting the sweeping views; to one side of the foyer, a floating staircase spans three levels, all framed with clear glass panels and brass handrails; floor-to-ceiling windows span the stairs on the main and upper levels

**Entertainment Bar** Just off the foyer, an entertainment bar precedes the library and features a mirrored wall with glass shelves and a hammered nickel sink; a skylight with art glass and brass detail spans the ceiling

**Office/Library** Adjoining the bar and also accessed from the living room, the library is finished entirely in fine wood paneling, including the octagonal-shaped vaulted ceiling that rises to a cupola with divided-pane skylight; limestone borders an inlaid octagonal carpet and three sets of floor-to-ceiling windows, with operable lower panels, look out to the front and views

**Living Room** Step down from the open foyer to this grand room with tall coffered ceiling extending to an alcove with all-glass ceiling, frameless glass walls with no corner obstructions, and integrated glass-enclosed gas fireplace surrounded to the ceiling in book-matched limestone; four sets of French doors beneath transom windows open on two sides of the room to front and rear private terraces

**Dining Room** Extending off the foyer and with sizable dimensions, this formal room overlooks the views through floor-to-ceiling windows; limestone finishes the floor beneath hand-painted artistry in the stepped octagonal-shaped layered ceiling

**Butler's Pantry** Extensive cabinetry topped in honed granite slab integrates a sink, glass-front storage, a Sub-Zero wine cooler, and Miele dishwasher; a large walk-in pantry adds significant storage

**Kitchen** Off-white cabinetry, detailed with glazed reveals, is topped in honed granite slab; a contrasting island provides significant prep space and a peninsula counter adds breakfast-bar seating; a spacious casual dining area is outlined in floor-to-ceiling windows, with operable lower panels, and sliding glass doors to the rear terrace

**Appliances** Viking gas cooktop with 6 burners and griddle, Gaggenau steam oven, two Gaggenau ovens, Sharp microwave, Thermador warming drawer, Sub-Zero refrigerator and freezer, GE ice maker, KitchenAid compactor, two Miele dishwashers, two sinks



**Family Room** Extending from the kitchen and casual dining area and continuing with the hardwood floors; a wall of built-in cabinetry integrates a large media screen; an elevated fireplace is surrounded entirely in natural stone, including raised hearth and mantel; sliding glass doors open to the barbecue terrace and two double-door closets provide for storage

**Wine Cellar** An open tasting/dining area at the base of the stairs has a custom sculptural water feature plus walls and floors entirely in limestone, including the adjoining hallways with barrel-vaulted limestone ceiling; to-the-ceiling glass doors open to an exceptional fully customized wine cellar with mahogany racks for 5,000+ bottles, two distinct rooms, mirrored ceiling, tasting counter, plus overhead bottle capacity in an elevated coffer

## PERSONAL ACCOMMODATIONS

**Main-Level Bedroom Suite** Octagonal shaped with stepped tray ceiling detail, drum chandelier, and hardwood floor; en suite handicap-accessible bathroom has a pedestal sink and limestone curbless shower with retractable bench seating, hand-held and fixed sprays, and frameless glass enclosure

**Master Bedroom Suite** Coffered ceiling, sitting area with floor-to-ceiling windows and sliding glass doors to a private terrace (all with remote-controlled shades) overlooking the Open Space views; elevated gas fireplace with overhead media surrounded in limestone with chiseled edge detail; two fully customized walk-in closets, each with skylight; en suite master bath has honed travertine floors and walls, skylight, separate vanities beneath chiseled-edge circular mirrors, jetted tub, shower with three sprays, and private commode/bidet room

**Bedroom Suite 3** Vaulted ceiling with center pendant light, hardwood floor, corner windows, and sliding glass doors to the spa terrace and walkway connecting to the main terrace or to the guest house; a wall of double-door closets is customized with hanging and shelf storage; new en suite bath entirely in honed Crema Marfil including floor and all walls; features include a skylight, deep tub, and frameless-glass shower for two

**Bedroom Suite 4** Window-lined bedroom with Open Space views, hardwood floors, and wall of closets and custom drawers; fully remodeled bath with walls and floor in honed Crema Marfil includes a waterfall-wrapped vanity and curbless shower for two behind frameless glass

**Lower-Level Fitness Room** Frameless-glass door off the all-limestone hallway enters to this flexible-use room with carpet, sconce and recessed lighting, plus nearby French doors to a covered patio next to a pond and waterfall

**Guest House** Newly remodeled and entered through double French doors beneath vaulted transom windows; spacious main living/media area and hardwood floors throughout; entire wall of custom cabinetry integrates a kitchen with GE 2-burner gas cooktop, Wolf microwave, small Sub-Zero refrigerator, and sink; half-bath with skylight; concealed laundry area with Bosch washer and dryer; separate bedroom with en suite bath including pedestal sink and frameless glass travertine shower; natural flagstone floor and skylight in each bath

## OTHER FEATURES

### Interiors

- Formal powder room with onyx-topped vanity
- Half-bath with mirrored walls, granite counter, and hammered nickel sink
- Lower-level half-bath with walls, floor, and vanity in limestone
- Upstairs laundry room with skylight, sink, and Miele washer and dryer
- Floor-to-ceiling custom shelves with inset lighting in the upstairs hallway
- Attached 3-car garage with sink, built-in cabinetry, and wiring for EV charging

### Systems

- Commercial-sized, Dover elevator to all three levels
- 6 heating/air conditioning systems
- 2 backup generators
- Keyless entry into main door, kitchen, garage, wine cellar, and guest house
- Programmable lighting
- Security and surveillance
- Central vacuum
- Distributed sound speakers

### Exteriors

- Series of strolling paths wrap around the home leading past rock waterfalls and ponds
- Main terrace features steps up to a second terrace with large spa and connecting path to the guest house
- Outdoor kitchen with two barbecues, gas cooktop, refrigerator, sink, and stainless steel cabinetry
- Slate tile roof

Price upon request

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