



27 HILLBROOK DRIVE, PORTOLA VALLEY, CA
Offered at \$5,125,000
27Hillbrook.com



GLOBAL
LUXURY®



HUGH CORNISH AND STEPHANIE ELKINS VAN LINGE

COLDWELL BANKER REALTY

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SWEEPING WESTERN HILL VIEWS AND DESIGNER STYLE

Located in the heart of central Portola Valley, this beautiful home on 1 acre boasts sweeping views of the western hills from almost every room. Spanning two levels, the home has been extensively renovated and portrays a sophisticated country elegance that is bright and open with a floor plan for today's style of living. A towering cathedral ceiling spans the kitchen, formal dining area, and living room in one uninterrupted space that looks out to the views through an entire wall of glass. The finishes are superb with beautiful hardwood floors, lightly hued millwork, and perfectly selected granite that ties it all together in harmony. Custom built-ins appear at every turn with amazing library or display spaces in the main living areas as well as in the offices and bedrooms, plus added luxuries of custom wine storage and entertaining space are built in. The gourmet kitchen has two islands, one with breakfast/wine bar seating, an adjoining family room area, plus easy access to a vast deck that invites indoor/outdoor living against a backdrop of the western hills.



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Marketed by HUGH CORNISH AND STEPHANIE ELKINS VAN LINGE



SUMMARY OF THE HOME

- Sophisticated country elegance in premier central Portola Valley
- Sweeping western hill views from almost every room
- Extensively renovated throughout less than 10 years ago
- 4 bedrooms, 2 offices, exercise room, and 4.5 baths
- Approximately 6,170 total square feet
 - Main residence: 4,840 sf
 - 2-car garage: 420 sf
 - Storage room: 405 sf
 - Barn: 505 sf
- Attached 2-car garage accessed via covered breezeway
- Solar-powered electricity
- Extensive built-ins and hardwood floors in most rooms
- Main level: foyer, half-bath, living room with fireplace, open formal dining area, kitchen, family room, butler's pantry, office, master bedroom suite, bedroom suite, laundry room
- Lower level: recreation room with fireplace, secondary kitchen, bathroom, bedroom, exercise room, bathroom, sauna, office, bedroom, storeroom with laundry
- Natural gas-fueled backup generator for powering light, heat, Wi-Fi and appliances in an outage
- Large deck, level lawn for play, plus covered and open patios
- Fully enclosed and covered vegetable garden
- 2-stall barn with tack room, storage rooms, and fenced corral
- Approximately 1 acre (43,560 square feet)
- Close-in convenience just minutes to shops and restaurants
- Excellent Portola Valley schools



DETAILS OF THE HOME – PUBLIC ROOMS

ENTRANCE

Elevated and covered front porch outlined with planter beds; custom double front doors of divided glass panes are set beside three floor-to-ceiling windows – all immediately introducing the sweeping western hill views

FOYER

Bright and open, the foyer extends to a hallway leading to the main-level bedroom wing; hardwood floors are introduced and continue throughout most of the home

LIVING ROOM

A focal point of the home, this spectacular room overlooks the western hill views through an entire wall of glass that rises to the peak of the cathedral ceiling spanning the living room, dining area and kitchen; the ceiling is fully paneled with exposed beams and the wall of glass features divided panes with operable sections for fresh air; an entire wall of floor-to-ceiling cabinetry integrates a fireplace outlined in marble slab with an elevated hearth plus library/display shelves; recessed and center track lights illuminate the area

FORMAL DINING AREA

Fully open to the living room and kitchen beneath the cathedral ceiling, the formal dining area has double French doors to the view deck plus a candle-style iron chandelier

KITCHEN

Separating the dining area from the kitchen is an island with arched and paneled counter matching the custom cabinetry in the living room; a second island includes counter seating at one end; custom Shaker-style cabinetry in a designer hue is topped in Costa Esmeralda granite slab with glazed tile backsplashes and includes floor-to-ceiling wine storage with lockable glass doors and serving counter

STAINLESS STEEL APPLIANCES

Viking gas cooktop with 6 burners; 2 Viking ovens; Miele dishwasher, GE Monogram refrigerator

FAMILY ROOM & BUTLER'S PANTRY

Fully open to the kitchen is a family room with entire wall of cabinetry, open shelves, and media space; an adjoining butler's pantry (that doubles as an entertainment bar) has extensive cabinetry, a granite serving counter, GE microwave, and Whirlpool refrigerator; a door leads to the covered breezeway and 2-car garage

OFFICE

At the entrance to the bedroom wing, the office features a picture window above wall-to-wall shelves plus an additional wall of floor-to-ceiling shelves; wall-mounted wiring accommodates media needs

RECREATION ROOM (LOWER LEVEL)

This spacious room offers flexible use as a recreation room or as the living space for separate quarters that comprise a kitchen, bath, and bedroom; features include carpet, an outside entrance to the covered rear patio, wall of tall view windows with operable panels for fresh air, plus a fireplace outlined to the ceiling in brick with an elevated hearth; a large walk-in closet provides ample storage space

KITCHEN (LOWER LEVEL)

Just off the recreation room, the eat-in kitchen has white Shaker-style cabinetry with terrazzo countertops; stainless steel appliances include a KitchenAid smooth-surface electric range with overhead microwave, Thermador dishwasher, and Jenn-Air refrigerator

DETAILS OF THE HOME – PERSONAL ACCOMMODATIONS

MASTER SUITE (MAIN LEVEL)

A large foyer with skylight and two fully customized walk-in closets introduces this spacious suite; the bedroom has a ceiling fan, picture window presenting the views, plus side windows; the en suite bath has beadboard wainscot, a dual-sink vanity topped in Costa Esmerelda granite, clawfoot tub and frameless glass shower with subway-set glazed tiles, integrated window, plus fixed and hand-held sprays

BEDROOM SUITE 2 (MAIN LEVEL)

A ceiling fan, reading alcove, wall-to-wall library shelves, and multiple view windows are featured along with a fully customized walk-in closet; the en suite bath has a single-sink vanity topped in Costa Esmerelda granite and a tub with overhead shower outlined in subway-set tile with a mosaic feature strip and glass enclosure

BEDROOM 3 & BATH (LOWER LEVEL)

Located off the recreation room, and part of the separate living quarters if desired; a large carpeted bedroom at one end looks out to the views and has built-in bookshelves plus a closet that wraps

around one corner of the room; the bathroom, off the recreation room and kitchen, is beautifully appointed with a terrazzo-topped vanity and large shower with subway-set tile and opaque sliding glass door

EXERCISE ROOM (LOWER LEVEL)

Tall windows with views, French doors to the rear patio and closet with mirrored sliding doors

BATH AND SAUNA (LOWER LEVEL)

Located across from the exercise room is a cedar-lined sauna plus a separate bathroom with frameless glass tiled shower and single-sink vanity

BEDROOM 4 (LOWER LEVEL)

Ceiling fan, large window overlooking the side yard, plus fully organized closet with sliding doors

OFFICE (LOWER LEVEL)

Extensive custom cabinetry on two walls includes a workstation for two and file storage plus floor-to-ceiling bookshelves on one wall; a French door opens to the rear patio





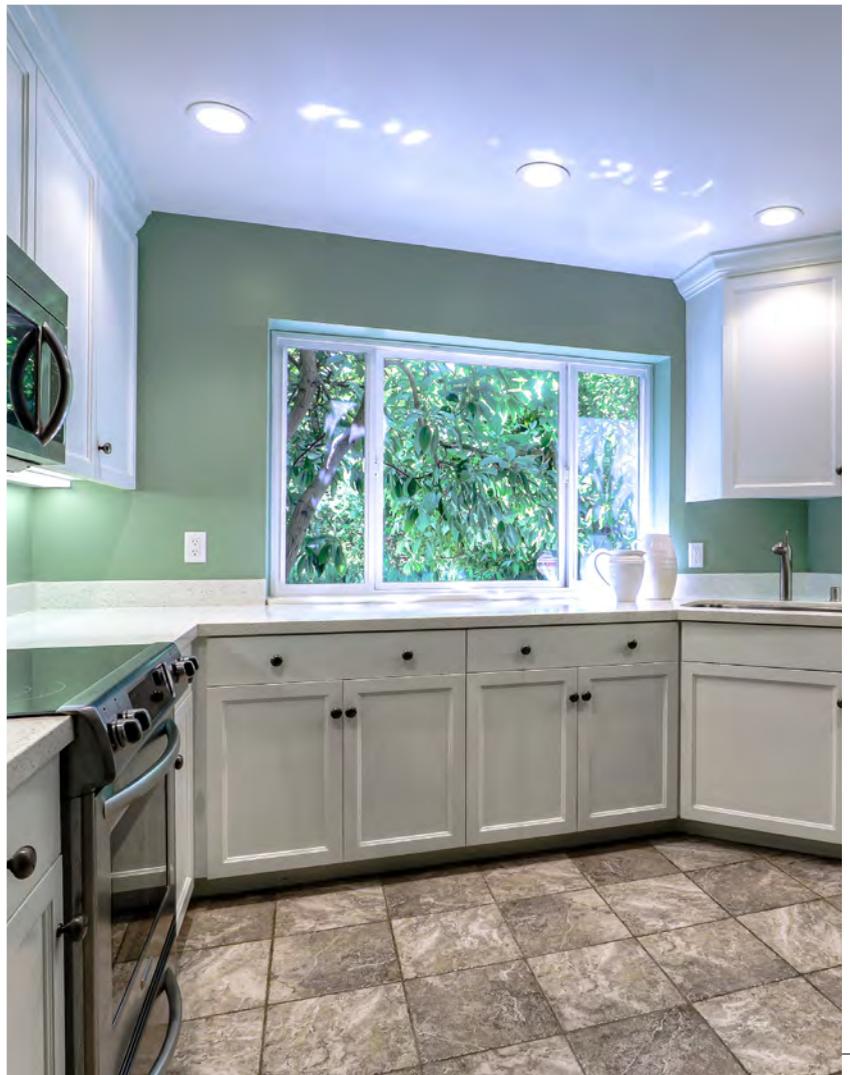
OTHER FEATURES & THE GROUNDS

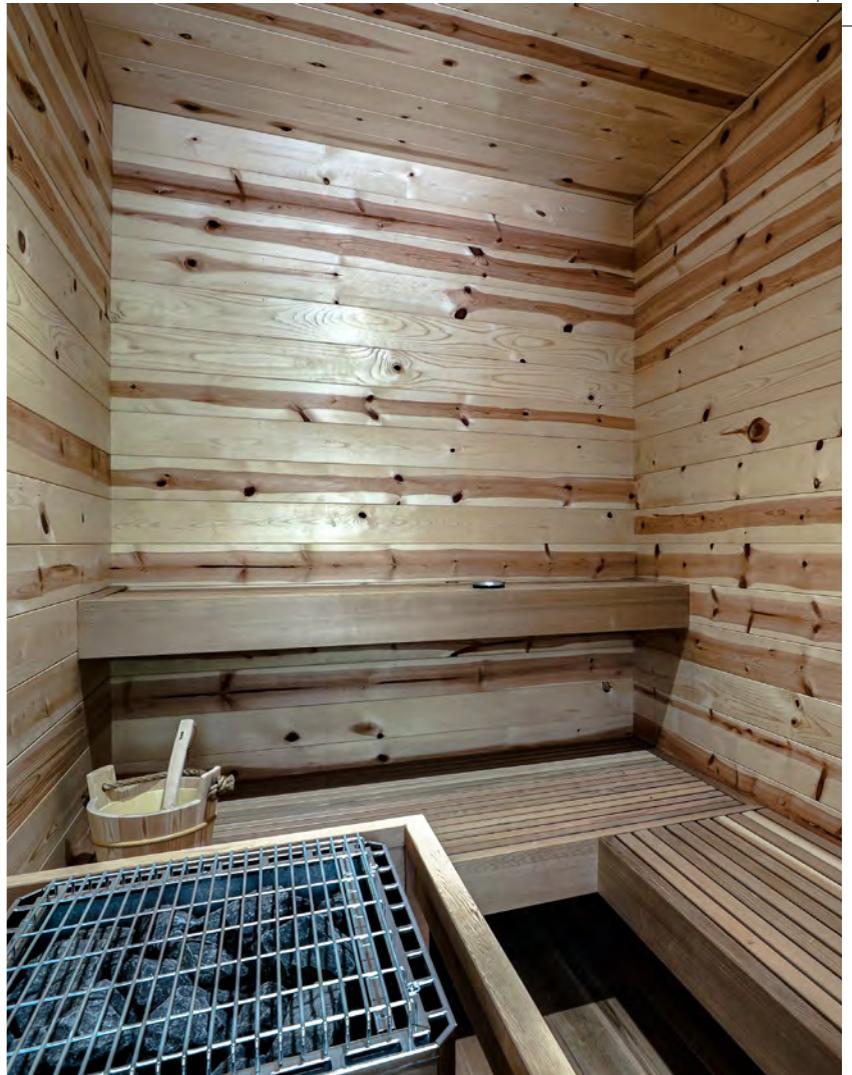
- Formal powder room with pedestal sink and beadboard wainscot paneling
- Main-level laundry room with sink and GE washer and dryer
- Large lower-level storeroom with GE washer and dryer
- Attached 2-car garage with covered breezeway access
- Some of the items included in the 2011-2012 renovation were: new dual-pane Marvin windows, new hardwood floors, two new kitchens and all appliances, new HVAC, new eaves, gutters, and downspouts, tankless water heater, new cable wires, new downstairs office and bedroom, seismic reinforcements, new decks and patio
- Natural gas-fueled backup generator for powering light, heat, Wi-Fi, and appliances in an outage
- Purchased solar panel array with 27 Sunpower panels capable of producing 5.5KwH of electric power a day
- Security system with surveillance cameras and motion-activated exterior lights
- Four-zone heating and air conditioning all with Nest thermostats
- Two attic exhaust fans for natural cooling of the upper level
- Large upper-level deck, lower-level covered patio and open flagstone patio, plus level lawn
- Fully enclosed and covered vegetable garden
- Vast side yard with cactus garden leads down to the 2-stall barn with tack room and two storage rooms
- Fenced corral



27 HILLBROOK DRIVE, PORTOLA VALLEY, CA 94028







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PORTOLA VALLEY, CA 94028

**Estimated Total Finished
Square Footage: 4,840 SQ FT**

Above-Grade: 2,750 SQ FT Below-Grade: 2,090 SQ FT

Plus 420 SQ FT Garage on Main Level

Plus 405 SQ FT Storage on Lower Level

Plus 505 SQ FT Barn

Calculated per ANSI Standard Z765-2003.

* Estimated Total Finished & Unfinished
Square Footage: 6,170 SQ FT

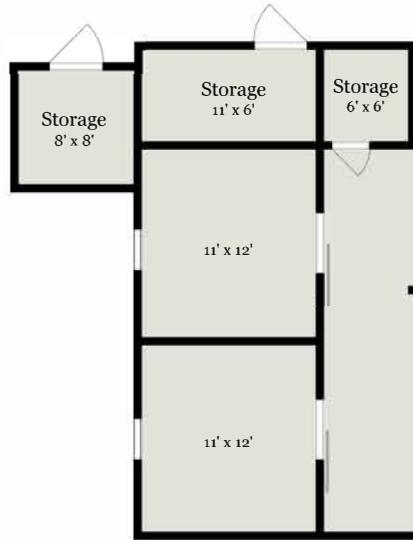


MAIN LEVEL
2,750 SQ FT



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PORTOLA VALLEY, CA 94028



BARN
505 SQ FT - Unfinished



LOWER LEVEL
2,090 SQ FT



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SITE PLAN







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