

# COUNTRY ELEGANCE IN A REMARKABLE SETTING



## 15 ANTONIO COURT, PORTOLA VALLEY

**E**xuding classic Cape Cod style – from the all-shingled exterior to the coach lanterns and divided pane windows – this remarkable home is a picture of country elegance. Set back on a corner lot of just over one acre on a cul-de-sac street, the home is surrounded by verdant foliage, open meadows, and a level lawn area for play. Sweeping views of the western hills create a wonderful backdrop while decks and numerous patios offer wonderful space from which to enjoy it all. The exceptional floor plan includes a tremendous great room, a masterpiece of design, that is certain to be the central gathering place. The scale is grand and the amenities are many, including surround sound, built-in office space, an entertainment bar, dedicated dining area, and a fabulous gourmet kitchen. Separate living and dining rooms stand ready for more formal gatherings, plus there is a large recreation room. Five fireplaces in the home enhance the setting, extensive built-ins are as functional as they are beautiful, and even a wine cellar can be found behind leaded-glass doors. Rounding out the appeal of this exceptional home is its close-in location in the heart of central Portola Valley putting shops and restaurants just minutes away and proximity to acclaimed Portola Valley schools.

- Designer Cape Cod elegance in a remarkable setting
- Corner lot of just over one acre with vast lawn, open meadows, and western hill views
- 5 bedrooms, library, recreation room, and 4.5 baths
- Approximately 6,385 total square feet
  - First Floor: 2,840 sf
  - Second Floor: 2,335 sf
  - 3-car garage: 775 sf
  - Storage: 435 sf
- Main level: foyer, living room with fireplace, formal dining room, reading area, powder room, kitchen, butler's pantry, casual dining room, family room with fireplace, wet bar, customized wine closet, recreation room with fireplace, full bath, laundry room

- Upper level: library with fireplace, bedroom suite, bedroom with loft, 2 additional bedrooms, full bath, master bedroom suite with fireplace
- Attached 3-car garage
- Large deck with spa, level lawn area, playground, arbor-covered terrace with built-in barbecue
- Just over 1 acre (43,705 square feet)
- Close-in convenience just minutes to shops and restaurants
- Excellent Portola Valley schools

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# **15 Antonio Court, Portola Valley**

## ***Public Rooms***

### **Entrance**

Impressive all-shingled exterior with divided pane windows and steeply pitched rooflines, all showcasing the home's Cape Cod style; a large motor court and walkway in stamped concrete plus verdant landscaping and flowering trees precede the home; wide steps lead up to the slightly elevated front entrance with paneled front door, divided pane sidelights, and lantern-style exterior lighting

### **Foyer**

Classic and timeless foyer is bright and light with hardwood floors; the traditionally styled staircase, with center carpet and white balustrade railings, ascends to the upper level beneath a skylight

### **Living Room**

Step down from the foyer to this grand room with carpet, towering cathedral ceiling with exposed beams, and two true-divided light front windows; a wood-burning fireplace is outlined in white brick and a traditional carved wood mantelpiece

### **Formal Dining Room**

Formal venue with hardwood floors, tray ceiling with open lantern-style chandelier, crown moldings, and wainscot paneling; wall sconces and a tall front window provide added light

### **Reading Area, Powder Room & Wine Cellar**

Off the living room and foyer hallway, and just before the tremendous great room, a reading area features a customized nook with banquette seating above storage and library shelves on three sides; recessed lights dot the ceiling; beyond, extensive custom cabinetry has integrated mirrored panels, and a powder room features a pedestal sink; elevated wine storage is located on one wall with leaded glass-front half-doors, customized racking, and inset lighting

### **Great Room**

Step down from the foyer hallway and reading area to this magnificent space that includes the kitchen, butler's pantry, separate dining area, built-in office/study center, family room, and walk-in wet bar, all beneath a towering cathedral ceiling with exposed beams and trusses plus skylights

## Kitchen

White cabinetry, including island with a sink in addition to a double sink in counter with seating and pop-up baking center plus built-in desk, is topped in granite slab with full-height backsplash in the cooking center; clerestory windows and skylights fill the room with natural light; a walk-in pantry is lined on two sides with custom cabinetry and counter space with integrated sink

## Appliances

FiveStar 6-burner gas cooktop with griddle and grill; 2 Thermador ovens; GE microwave; Thermador warming drawer; 2 Miele dishwashers; KitchenAid compactor; Sub-Zero refrigerator

## Casual Dining Area

A large dining area, elevated above the family room, features banquette seating beneath an entire wall of windows rising to the peak of the cathedral ceiling; hardwood floors continue in from the kitchen; double French doors on two sides open to spacious patios for outdoor dining and entertaining

## Family Room

The carpeted everyday-living area features a built-in desk center with extensive custom cabinetry including file drawers, banquette seating, and entire wall of cabinetry with integrated media plus surround sound speakers; a wood-burning fireplace is outlined to the cathedral ceiling in river rock; French doors open to the patio; a walk-in wet bar includes a mirrored backsplash, hammered brass sink, and mini Sub-Zero refrigerator

## Recreation Room & Bath

Located in a separate wing opposite the great room, the recreation room has carpet, a wood-burning fireplace in a wall of painted brick, plus wall-to-wall recessed cabinetry with display shelves and media area with wiring for surround sound; double French doors with sidelights open to the arbor-covered barbecue terrace, lawn, and western hill views; a nearby full bath features a frameless glass-enclosed tiled shower

## Library/Office (upstairs)

This upstairs room has hardwood floors, a wall of floor-to-ceiling bookshelves, plus wood-burning fireplace flanked by additional built-in cabinetry and library shelves; a French door opens to a rooftop deck with sweeping views

## *Personal Accommodations (upstairs)*

### Master Suite

A walk-in closet in the hallway precedes the master bedroom, which has a cathedral beamed ceiling with track lights and in-wall media screen flanked by banquette beneath large windows; a wood-burning fireplace with traditional mantelpiece enhances the ambiance; a second walk-in closet plus closet with sliding doors provide added wardrobe space; en suite all-marble bath has separate vanities, sunken tub beneath a mirrored wall, frameless glass shower, and private commode room

### Bedroom Suite 2

This carpeted room, ideal for guests, has carpet, crown moldings, recessed lights, and a walk-in closet; double French doors open to a large deck and private yard; the en suite tiled bath has a tub with overhead shower and partial glass enclosure

### Bedroom 3

Bright and light room has a vaulted ceiling with skylight, ladder to a large loft that accesses finished attic space, plus a built-in desk center and closet with mirrored doors; double French doors open to the rear deck shared with the other bedrooms

### Bedroom 4

Large carpeted bedroom features a built-in desk and bookshelves, crown moldings and recessed lighting, plus closet with mirrored doors; double French doors open to the rear deck and yard

### Bedroom 5

Features include carpet, crown moldings and recessed lighting, a closet with mirrored sliding doors, plus double French doors to the rear deck and yard

### Bathroom

Serving the upstairs bedrooms is a sky-lit bath with single-sink vanity and separate room with glass-enclosed tub and overhead shower surrounded in tile

## *Other Features & The Grounds*

- Main-level laundry room with sink, Kenmore washer and dryer, plus cabinetry
- Attached 3-car garage with significant built-ins
- Security alarm, video front doorbell, and surveillance
- Central vacuum
- Sound speakers in some rooms and outside
- Extensive closet space in upstairs hallway
- Significant closet storage off main level full bath plus under-house storage with shelves

## *Other Features & The Grounds (continued)*

- Built-out attic storage off bedroom loft
- Large patio with recessed spa surrounded in decking
- Vast lawn area and playground
- Arbor-covered terrace (off recreation room) with built-in barbecue and sink
- Upper deck (off the bedrooms) and private yard

### **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.*