



## 9 KNOLL VISTA, ATHERTON

Situated on more than one acre at the end of a cul-de-sac, this expansive residence exudes classic town and country elegance. Hardwood and parquet floors, refined moldings, and plantation shutters extend throughout the formal venues and into the kitchen and family room. Tall windows and lofty ceilings fill the home with natural light and verdant views of the exceptionally private surroundings. A dedicated office, perfect for today's work-from-home needs, precedes the primary bedroom suite, all conveniently located on the main level.

Generous additional personal accommodations of 5 more bedrooms offer exceptional flexibility of use, including fitness, additional office space, and extended family living or staff quarters with a multi-room apartment complete with kitchen and private entrance. Outside, the grounds feature a vast level lawn, pool and spa, plus a large deck, all bordered by towering trees and colorful foliage. Close to outstanding Las Lomas schools and just minutes from Stanford University, Sand Hill Road venture capital centers, and commuter routes to all of Silicon Valley.

Offered at \$6,995,000 | [www.9KnollVista.com](http://www.9KnollVista.com)

- 6 bedrooms, 6 full baths, and 2 half-baths
- Approximately 7,355 total square feet
  - Main residence: 6,285 square feet
  - 3-Car Garage: 950 square feet
  - Mech Room: 120 square feet
- Main level: foyer, living room with fireplace, dining room, powder room, full bath, kitchen, breakfast area, family room with fireplace, office, primary bedroom suite with fireplace
- Upper level: sky-lit landing area, bedroom suite, bedroom suite
- Lower level: two-room apartment with kitchen and bath, bedroom suite, bedroom suite, bedroom with half-bath, laundry room
- Attached 3-car garage
- Beautiful grounds with pool and spa, large deck, level lawn, and fenced side yard
- Approximately 1.10 acres
- Excellent Las Lomas schools



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*The Wall Street Journal*, 2020



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# 9 Knoll Vista, Atherton

## *Public Rooms*

### Entrance

At the end of a cul-de-sac and set back from the street in complete privacy; a motor court precedes the entrance where manicured boxwood hedges line the walkway; short flight of stairs to the front door; classic shutters adorn each front window

### Foyer

Front door with arched leaded-glass transom and divided side lights opens to a traditional foyer; parquet wood finishes the floor with a dual inlaid feature strip beneath a tall tray ceiling with lantern

### Living Room

Grand scale living room has a vaulted tray ceiling, layers of crown moldings, and two tall front windows; a fireplace is surrounded in solid Carrara marble; hardwood finishes the floor

### Dining Room

An arched doorway in the foyer enters the formal dining room with large lantern chandelier from a rosette in the tall vaulted ceiling; built-in cabinetry and display shelves adorn one wall and a second bank of cabinetry features concealed mirror-backed glass shelves for further display space; hardwood finishes the floor

### Kitchen

Off-white cabinetry topped in contrasting granite slab surrounds the light-filled kitchen and large breakfast area, which has a bay window and French door to a deck with steps down to the pool; tile finishes the backsplashes with inlaid mosaic keystones, and parquet wood finishes the floor

### Appliances

Commercial-style US Range gas cooktop with 6 burners; Panasonic microwave; KitchenAid warming drawer; 2 KitchenAid ovens; Whirlpool compactor; KitchenAid dishwasher; Sub-Zero refrigerator

### Family Room

Just off the kitchen, this large room has hardwood floors, a coffered ceiling, and extensive built-ins with open shelves plus a concealed wet bar with mirror-backed glass shelves; tall windows look out to the pool and a glass-enclosed fireplace is outlined in marble and a traditional mantelpiece

### Office

Preceding the primary bedroom suite, the dedicated office has newly painted walls and new carpet, plantation shutters, and a wet bar

### Bath

Located near the garage and an outside entrance, this full bath with shower is convenient for use from the pool

## ***Personal Accommodations***

### Main-Level Primary Bedroom Suite

Double doors from the office enter the primary suite bedroom, which has newly painted walls and new carpet, a solid marble fireplace flanked by built-in cabinetry, plantation shutters, and a walk-in closet; the en suite all-marble bath has a dual-sink vanity, jetted tub, plus separate room with large shower, bidet, and commode

### 2 Upstairs Bedroom Suites

A large sky-lit landing area with banquette seating offers space for reading/studying; the first bedroom suite has carpet, a vaulted ceiling, closet with sliding doors, and en suite bath with single-sink vanity and separate sky-lit room with glass-enclosed tub and overhead shower; the second bedroom suite has an extra-large carpeted bedroom with bay window, closet with sliding doors, and en suite sky-lit bath with single-sink vanity and glass-enclosed tub with overhead shower

### Lower-Level Apartment

Multi-room apartment, all with hardwood floors, begins with a living room with French doors to the grounds and kitchen with electric range, sink, and refrigerator; second room with extra-large walk-in closet; each room has access to a tiled bath with dual-sink vanity and shower plus a separate room with commode and glass-enclosed tub with overhead shower

### Lower-Level Bedroom Suite

Bedroom with sliding glass doors to the pool terrace, fully mirrored wall, walk-in closet, carpet, and en suite bath with glass-enclosed tub and overhead shower

### Lower-Level Bedroom with Half-Bath

Large, carpeted bedroom has sliding glass doors to the rear grounds, a walk-in closet plus 2 secondary closets, a refreshment center with refrigerator and sink, plus a half-bath

## ***Other Features***

- Formal half-bath with crystal chandelier and hand-painted sink with matching wallcovering
- Lower-level laundry room with sink, Maytag washer, and LG dryer
- Attached 3-car garage
- Security alarm
- Central vacuum
- Pool and elevated spa surrounded in hardscape, vast side yard for recreation, plus elevated lawn for further outdoor living space

***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 Atherton Building Department. Buyer shall verify square footage of lot and all structures. Buyer shall verify attendance at local schools.*