



2 FREDRICK AVENUE, ATHERTON

Welcome to this updated and stylish two-story home located in the sought-after Lindenwood neighborhood. The beautiful, manicured grounds, with mature and vibrant landscaping and majestic oak trees on almost one acre, invite indoor-outdoor California living. The home's spacious and flowing floor plan seamlessly connects to the park-like front and rear gardens, contained within a handsome iron perimeter fence complete with pedestrian and driveway gates. The home combines the consummate appeal of modern luxuries with everything needed for the quintessential California lifestyle. Hardwood floors throughout most of the house, plus red brick flooring in the sunroom, transitioning to an outdoor brick patio for lounging or al fresco dining beside a cast concrete fireplace. Cathedral ceilings with exposed beams add volume, while graceful arches in the public room openings add charm. The property is sophisticated for hosting gatherings of any size, yet decidedly warm and welcoming for everyday living.

This two-story home features 4 bedrooms and 3.5 bathrooms, a family room, and a spacious home office with private patio. There are two bedroom suites, one upstairs and one on the main level, accommodating a variety of lifestyles. Amenities are plentiful including a step-down media room with surround sound, a dual-sided fireplace warming the kitchen and family rooms, an oversized black and white tiled laundry room, a unique sunroom, and large windows throughout the home. Completing the appeal of this special property is its premier location in the heart of Lindenwood with access to top-rated Menlo Park schools plus easy access to Silicon Valley and San Francisco.

Offered at \$6,798,000 | www.2Fredrick.com

- Sought-after Lindenwood neighborhood
- Updated and stylishly remodeled home with Control4 home automation
- 4 bedrooms, office, and 3.5 bathrooms
- Approximately 5,155 total square feet
 - Main home: 4,335 square feet
 - Detached garage: 700 square feet
 - Shed: 120 square feet
- Main level: living room with wood-burning fireplace, formal dining room, gourmet kitchen, breakfast nook, family room, sunroom, media room with fireplace, home office, guest bedroom suite, two bedrooms, and bathroom
- Upper level: Luxurious primary suite with gas-burning fireplace and luxury bathroom
- Hardwood or tile floors throughout
- Resort-like grounds with mature landscaping, majestic oaks, garden patio with flowing fountain, brick patio with fireplace, verdant lawn with gazebo
- Approximately 0.88 acres
- Gated entrance, significant off-street parking, plus oversized detached 2- to 3-car garage
- Excellent Menlo Park schools

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Over \$2.75 Billion in Sales
#1 Agent in SF Bay Area
Coldwell Banker, 2019, 2020
#30 Agent in U.S.
The Wall Street Journal, 2020



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2 Fredrick Avenue, Atherton

Public Rooms

Foyer

A vertically paneled true divided light front door with sidelights opens to a spacious foyer

Living Room

This elegant and large room is accentuated with exposed beams and coved ceiling corners, as well as a wood-burning fireplace with marble surround

Dining Room

An arched opening introduces this classic formal venue with space to accommodate a large dinner party

Kitchen

A cathedral ceiling with a large skylight illuminates the magnificent gourmet kitchen with white cabinetry and contrasting granite countertops and backsplash; ample storage and desk area, island with second sink and seating, and nook with built-in china cabinetry

Appliances

Thermador 6-burner gas stove top with Thermador hood; Thermador stacked double oven; Thermador warming drawer; Sub-Zero refrigerator; Fisher & Paykel dishwasher drawers; KitchenAid built-in microwave; Sub-Zero 100+ bottle wine refrigerator

Family Room

Separated from the kitchen by a dual-sided stone-surround gas fireplace, which creates great warmth; vaulted ceiling with exposed beams and fantastic chandelier; wall of true divided light windows showcasing the verdant rear gardens

Media Room

Step down media room with surround sound, fireplace and room darkening shades; direct access to terrace

Office

Step down to this well-appointed office furnished with 3 walls of built-in cabinetry and shelving painted in a warm green hue; French doors lead to a private brick patio

Personal Accommodations

Bedrooms & Bathroom (main level)

Two bedrooms, each with hardwood flooring, have access to a charming hallway bathroom with pedestal sink and tub with overhead shower

Guest Bedroom Suite (main level)

Ideal for a guest suite, the bedroom has hardwood flooring, a closet alcove, and views of the outdoor entertainment area and gardens; the en suite bath has a pedestal sink and glass-enclosed shower

Primary Suite (upper level)

The spacious primary bedroom has hardwood floors beneath a tall, coved ceiling highlighted by a bay window seating area overlooking the rear gardens; gas-log fireplace with overhead wiring for media; amazing walk-through closet; en suite bath finished in travertine with dual-sink vanity, jetted tub, designer mosaic-glass steam shower with 2 rain shower heads and 2 handheld sprays plus bench seating, and private commode room

Other Features & The Grounds

- Control4 home automation system wirelessly controls thermostats, lights, AC, media screen, room-darkening window coverings, surround sound, and indoor/outdoor speakers
- Honeywell security alarm system
- Spacious main-level laundry room with sink and Miele washer and dryer
- Detached 2- to 3-car garage with a wall of built-in cabinetry
- 2 zones for heating and one zone for air conditioning
- Spacious brick terrace with cast concrete fireplace
- Beautiful grounds with mature landscaping, spectacular oaks, and low voltage lighting
- Separate fenced-off area for dog run with large garden shed
- Excellent Menlo Park schools

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 has a licensed contractor inspect the property and review 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.