

# CHARMING, PRIVATE, AND MOVE-IN READY



## 1441 FRANKS LANE, MENLO PARK

Charming, private, and move-in ready, this beautifully remodeled Central Menlo Park home features hardwood floors, a chef's kitchen, elegantly reimaged bathrooms, and beautifully landscaped private gardens.

Outside, the front courtyard is ensconced by a privacy hedge, three magnificent magnolia trees, and mature landscaping. Inside, the great room features a fireplace and adjacent dining area and breakfast bar, while the remodeled kitchen includes top-of-the-line stainless steel appliances. This wonderful home comprises 3 bedrooms and 2 full bathrooms.

The backyard features a large, tiled patio with ceramic inlays, complemented by a heritage ash tree, a vibrant Japanese maple, and an English laurel hedge. Complete with a hot tub, natural gas fire pit, and café lights, this space is perfect for al fresco dining and enjoying the California lifestyle.

This lovely home is located in the award-winning Las Lomas School District, close to Stanford University, downtown Menlo Park, and Highway 280.

- Charming, private, and move-in ready in Central Menlo Park
- 3 bedrooms and 2 baths
- Approximately 1,595 square feet of living space
- Hardwood floors
- Remodeled kitchen with quality appliances
- Reimagined bathrooms
- Beautifully landscaped with front courtyard plus mature trees and privacy hedges
- Rear yard with tiled patio, hot tub and fire pit beneath café lights
- Central heating and air conditioning
- One-car garage
- Lot size of approximately 5,150 square feet
- Excellent Las Lomas schools

Offered at \$2,595,000 | [www.1441Franks.com](http://www.1441Franks.com)

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# 1441 Franks Lane, Menlo Park

## *Details of the Home*

### Entry

Enter an inviting foyer with bay window seating and roman shades.

### Great Room

A spacious and airy great room, enhanced with crown molding and a fireplace with Vermont slate surround, flows seamlessly into the dining area which, in turn, connects seamlessly to the open kitchen.

### Kitchen

Enjoy cooking your favorite dishes in this remodeled gourmet kitchen with Carrara marble countertops, a backsplash of handmade white subway tiles from France, a butcher block counter for dining, and top-rated appliances. The ebony-colored Dutch door to the side yard offers contrast and adds a casual aspect to the ambiance.

Appliances include:

- A 4-burner Viking gas stove
- A Sub-Zero refrigerator
- A Bosch dishwasher
- A built-in GE monogram microwave

### Full Bath 1

Located off the hallway and comprising a shower over a tub, this bath serves the common areas and two bedrooms.

### Bedroom 1

Bedroom 1 is a corner bedroom with built-in window seating with calming views.

### Bedroom 2

A backyard-facing bedroom with patio doors to the delightful rear patio.

### Primary Bedroom Suite

The primary bedroom suite enjoys patio doors to the backyard patio with its Italian inlaid tiles.

## Primary Bath

Highlighted by a magnificent, oversized glass-enclosed white-subway-tiled shower with a center rain showerhead and side handheld showerheads. A caesarstone dual-sink vanity with custom cabinetry and a Jacuzzi tub complete this elegant primary bath.

## ***Other Features***

- Hardwood floors throughout
- Forced air heating and air conditioning
- Tankless water heater
- A separate laundry room with an Electrolux washer and dryer, each on pedestals
- Honeywell security system
- Arnold Kauffman paint
- One-car garage

## **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 City of Menlo Park Building Department. Buyer shall verify square footage of lot and all structures. Buyer shall verify attendance at local schools.