

# INCREDIBLE WESTERN HILL VIEWS!



## 275 LANING DRIVE, WOODSIDE

A sweeping 180-degree vista of the Western hills is the backdrop to this delightful Mid-Century Ranch-style home. Located at the end of a shared driveway, this four-bedroom, two-bath, one-level house features vaulted ceilings in the main rooms and a larger covered patio in the rear yard. Full-height windows in the living room and dining room capture the sweeping views of the hills. A separate office and family room plus two utility rooms off the two-car garage complete the floor plan. Newly painted interiors and new carpets offer a freshly updated look with plenty of options to further transform the home into your own vision. Spanning almost one acre, the property includes an expansive rear paver patio, mature trees and landscaping, and a gated pool. Privacy, views, and immediate livability make this property very desirable.

- Spectacular View property near Woodside Town Center
- Approximately 1 acre located at the end of a private driveway for only two homes
- Mid-Century Ranch home with 4 bedrooms, family room, office, and 2 full baths
- Approximately 2,600 square feet of living space including two utility rooms off garage
- Freshly painted inside, new carpet plus new refrigerator and wine cooler in kitchen
- A gated pool
- Woodside Elementary School (K-8)

Offered at \$3,250,000 | [www.275LaningDrive.com](http://www.275LaningDrive.com)



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RESIDENTIAL BROKERAGE

# 275 Laning Drive, Woodside

## *Details of the Home – Public Rooms*

### Entrance

A serene koi pond and water feature nestled into the rolling front property is welcoming to all.

### Foyer/Living Room

Sweeping views of the hills greet you immediately upon entry; tile floors, a cathedral ceiling and an elevated gas fireplace with a copper hood add to the charm of the living room.

### Dining Room

This spacious venue has astounding views through the expansive full-height windows plus an exterior door to the rear patio. A see-through, copper-hooded gas fireplace, set in a white brick wall, is shared with the adjacent living room and adds warmth and charm.

### Kitchen

Two skylights, white cabinets and a cathedral ceiling shared with the adjacent dining room make this open-concept kitchen bright and ideal for entertaining. Granite counter tops and back splashes add elegance, while an eat-in nook adds coziness. New appliances include a stainless-steel refrigerator and a stainless-steel wine refrigerator.

### Appliances

GE induction stove top and oven, a new Thor Kitchen side-by-side refrigerator, a new built-in wine refrigerator, KitchenAid dishwasher.

### Family Room

A slight step down from the kitchen brings you to a sizable family room, again with a magnificent view and access to the rear grounds.

## *Personal Accommodations*

### Primary Bedroom Suite

Carpet, closets for two, and an en suite bathroom, all with stunning views of the hills.

### Bedroom 2

Carpeted and with a view to the South with ample trees and to the pool below.

### Bedroom 3

Carpeted with a view of the hills.

### Bedroom 4

Bedroom 4 is situated off the office area. With easy exterior access to a private side patio, this room could be ideal for guests.

### Office Area/Laundry Closet

An amply sized office or playroom with laundry facilities. Concealed behind folding doors, this room is versatile for whatever your extra needs are.

### Hall Bath

Comprises a shower over tub with a glass door and single-sink vanity.

### Other Features of the Property

- New asphalt driveway scheduled to be installed this summer which will be paid for by sellers and neighbors
- Attached 2-car garage
- Adjacent to garage are two utility rooms – use as a workshop, office, art area, storage area – the options are numerous
- Large paver patio spans the rear of the home
- A gated pool sits on the lower level of the side property

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