

# EAST COAST-INSPIRED ESTATE JUST 1 BLOCK FROM DOWNTOWN



## 1140 ARBOR ROAD, MENLO PARK

This magnificent home presents East Coast-inspired 5-star living just one block from downtown Menlo Park shops and restaurants.

Beyond privacy gates, the property showcases exceptional craftsmanship beginning at the entrance. A covered porch spans the front of the home and serves as an outdoor venue with its paneled ceiling and fans. Inside, traditional style elegantly unifies the main home, which is complemented by a separate recreation room/guest studio, a detached fitness center, and a separate music studio – all on nearly three-quarters of an acre of park-like grounds.

Arranged over two levels, the spacious main residence with 5 bedrooms works equally well for lavish entertaining and everyday living. Situated on either side of the entrance hall are a formal living room and formal dining room. Beyond is a tremendous great room with two-story ceiling that integrates a family living area, casual dining space, and stunning all-white kitchen. Rounding out the main level is an executive office plus the luxurious primary suite.

The second floor features four large bedrooms, three with en suite bath. The spacious central lounge area is ideal for games, media, and studying. For added amenities, continue outside to the well-appointed fitness center and a separate music studio. Plus, there is a separate poolside recreation room/guest studio that includes a full bath and kitchenette. Tying it all together are gorgeous grounds with a pool, entertainment center, barbecue, fireplace, and even a custom playhouse and a convenient wet bar. Remarkable in its beauty, attention to detail, and incredible livability, this home is the ultimate family or executive retreat.

- Traditional home with signature front porch and dormer windows built by Lencioni Construction
- 5 bedrooms, office, and 5.5 baths on two levels in the main residence
- Approximately 7,565 total square feet
  - Main residence: 5,910 sq. ft.
  - Detached 3-car garage: 755 sq. ft.
  - Detached fitness center: 510 sq. ft.
  - Detached music studio: 165 sq. ft.
  - Mech room and storage: 225 sq. ft.
- Living room with fireplace, formal dining room, great room, family room with fireplace, kitchen, casual dining area, office with fireplace
- Detached fitness center, detached music studio, and attached recreation room/guest studio with 1 bath and outside entrance only
- Whole-home automation for lighting, sound, security, surveillance, and climate control
- Beautifully landscaped vast level grounds with pool and spa, fireplace, built-in barbecue center, and entertainment bar
- Almost three-quarters of an acre (31,700 sq. ft.)
- Premier central Menlo Park location
- Menlo Park public schools: Oak Knoll Elementary, Hillview Middle, Menlo-Atherton High
- Nearby private schools: Menlo School and Sacred Heart

Offered at \$13,500,000 | [www.1140ArborRoad.com](http://www.1140ArborRoad.com)

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# 1140 Arbor Road, Menlo Park

## *Public Rooms*

### Foyer

True divided light front door, with matching side lights, opens to a traditional foyer; herringbone-patterned French limestone floors and extra-deep crown and doorway moldings with center keystones; true divided light transoms are centered above the entrances to the living room and dining room

### Living Room

Grand formal room with three sets of double French doors to the front porch and linear wainscot moldings; a gas-log fireplace is surrounded in French limestone and a traditional mantelpiece next to a bank of display shelves above cabinetry; crown moldings, recessed and sconce lighting, and hardwood floors that continue into the main living areas

### Dining Room

Formal venue has crown moldings, linear wainscot moldings beneath a chair rail, and double French doors to the front covered porch

### Great Room

Dramatic central living area with family room, casual dining, and kitchen, all beneath a towering vaulted ceiling with exposed beams and shiplap detail around three integrated dormer windows

### Family Room Area

A wall of custom-hued cabinetry integrates concealed media and a focal-point gas-log fireplace outlined in cobblestone; French doors, flanked by matching windows, open to the rear grounds and pool; metal woven spheres hang from the tall ceiling

### Kitchen & Breakfast Area

A deep bay window defines a spacious breakfast area next to French doors opening to the rear grounds; all-white kitchen cabinetry is topped in honed quartz, including an island with table-height extension with seating for at least six

### Appliances

Thermador 6-burner cooktop with double barbecue and pot filler, Thermador double convection ovens, Thermador warming oven, Miele dishwasher, Broan compactor, KitchenAid microwave, Viking beverage cooler, Sub-Zero refrigerator

### Office

Enter through double French doors in the living room or hallway; a wall of glass integrates French doors to the front porch; a gas-log fireplace with elevated hearth is finished in cobblestone, and a built-in bank of cabinetry is topped in granite slab with a sink and under-counter refrigerator

### Separate Recreation Room/Guest Studio

Attached to the home but with outside entrance from the rear grounds, perfect for guest quarters or poolside entertaining; tile floors, beadboard wainscot, and defined kitchen area with tiled counter seating, dishwasher, refrigerator, and microwave; full bath with tiled shower

### Detached Fitness Center

Large fitness center has slate tile floors beneath an exposed beam cathedral ceiling in shiplap paneling and skylights plus two fans; fully mirrored wall, three sets of French doors, plus refreshment center with refrigerator and 2 media screens and sound speakers

### Detached Music Studio

French door entrance to a flexible-use studio with ceiling fan, lighting, and rubber matting for enhanced sound

## *Personal Accommodations*

### Main-Level Primary Suite

Double French doors lead to the bedroom with sitting area, glass door to the rear grounds, wall of cabinetry with concealed media, and two walk-in customized closets; the en suite marble bath has heated floors, separate vanities, shower for two, jetted tub, and private commode room

### Upstairs Bedroom Suites 1 & 2

Two bedrooms, each with vaulted ceiling with fan, wall of built-in cabinetry with granite-topped desk center, crown moldings, carpeting, and walk-in closet; each bedroom has an en suite tiled bath with shower

### Upstairs Bedroom Suite 3

Carpeted bedroom with vaulted ceiling, banquette seating, walk-in closet, and en suite tiled bath with tub and overhead shower

### Upstairs Media & Entertainment Center

Spacious central room for games and media has shiplap paneled ceiling with recessed lighting, suspended light over a pool table area, two front windows each with banquette seating built in, and wainscot paneling

### Upstairs Bedroom & Bath

Just off the lounge, this flexible-use room, also perfect as an office, has hardwood floors with elevated section lined with built-in bookshelves, wainscot paneling, and secret concealed storage closets behind retractable bookshelves; serving this room and the lounge is a full bath with French limestone finishes and shower

## *Other Features of the Property*

### **Interiors**

- Formal powder room with solid marble console sink
- Mud room with French limestone floor, Dutch door to the garage, banquette seating, built-ins, full-height Sub-Zero wine cooler, and walk-in pantry
- Main-level laundry room with Maytag washer and dryer

### **Systems**

- Crestron whole-home automation including distributed sound in several rooms and outside
- Programmable lighting
- Radiant-heated floors
- Dual-zone air conditioning
- Security and surveillance
- Backup generator

### **Exteriors**

- Detached 3-car garage with keyless entry, epoxy floor, wall of built-in cabinetry, and Tesla charger
- Electronically gated driveway
- Covered slate-tile porch spans the front of the home with paneled ceiling, crown moldings, recessed lighting, and two ceiling fans
- Vast front lawn and slate-tile walkways
- Custom playhouse tucked away on the front lawn
- Pool and separate spa surrounded in brick
- Entertainment bar with granite counter seating, sink, and refrigerator plus separate barbecue center
- Fireplace surrounded in cobblestone
- Programmable irrigation and landscape lighting
- Fenced dog run

## **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.