



RARE 1.6-ACRE OPPORTUNITY IN THE MENLO CIRCUS CLUB AREA

217 PARK LANE | ATHERTON | PRICE UPON REQUEST



This is a rare opportunity to renovate into your own dream vision or build new on approximately 1.6 acres in Atherton's most prestigious area – the Menlo Circus Club. Set far back from the street with amazing privacy just one-half block from the Circus Club, the property features an of-the-era mid-century home, separate guest house, plus pool, spa, and sweeping lawn. The level flag lot is dotted with mature perimeter trees and colorful foliage, all beyond a private gated entrance. Located in America's #1 most exclusive ZIP code, per *Forbes*, this home is midway between San Francisco and Silicon Valley. Esteemed private schools, Sacred Heart and Menlo School, are in close proximity and this home has access to excellent Menlo Park public schools.







SUMMARY OF THE HOME

- Approximately 1.6 level acres (70,567 square feet)
- Located in the heart of west Atherton just one-half block from Menlo Circus Club
- Circa 1966 sprawling ranch home with 6 bedrooms, library, and 3.5 baths
- Detached newer guest house with 1 bedroom, 1 bath, and full kitchen
- Detached two-car garage with laundry adjoins the guest house
- Detached two-car carport with 2 storage sheds
- Pool, spa, and sweeping lawn
- Located within excellent Menlo Park school district
- Close proximity to prestigious private schools, Menlo and Sacred Heart
- Main residence summary: foyer with wet bar; half-bath; living room with fireplace; formal dining room; library; updated kitchen; casual dining area; family room; primary bedroom suite; 5 bedrooms; 2 hallway full baths; laundry room



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HUGH CORNISH

650.619.6461

hcornish@cbtnorcal.com

CalRE#00912143

**STEPHANIE ELKINS
VAN LINGE**

650.400.2933

stephanie.elkins@cbtnorcal.com

CalRE#00897565