

TIMELESS CAPE COD TRADITIONAL HOME



98 UNIVERSITY DRIVE, MENLO PARK

Welcome to this charming two-story East Coast-styled home built in 1934 with a stately curbside presence, located in the desirable Allied Arts neighborhood. Beyond the front white picket gate, find a private, sunny front lawn with mature landscaping and annual colors.

Hardwood floors, true divided light wood windows, crown moldings, and abundant light greet you as you walk into this beautiful home. Formal living room with wood-burning fireplace, separate dining room, large kitchen with center island and an eat-in kitchen nook, separate family room with wood-burning fireplace, and French doors leading to rear patios add everlasting charm. A full bathroom off the family room completes the downstairs.

Upstairs, there are four large bedrooms and two full bathrooms. The fourth bedroom is currently used as an office.

The large 11,000+ square foot lot contains a newly landscaped front yard, detached 2 car garage, and an abundance of land for a pool, lawn, sport court, or possible additional structure.

Located within the award-winning Menlo Park school district, in close proximity to downtown Menlo Park, Menlo Park's kid-friendly Nealon Park, Stanford University, and Stanford Shopping Center, this home is a must see!

- 4 bedrooms, 3 baths on two levels
- Approximately 3,215 total sf
 - Main residence: 2,875 sf
 - Detached 2-car garage: 340 sf
- Public rooms: foyer, formal living room, formal dining room, kitchen with breakfast nook, and family room
- Personal accommodations: four upstairs bedrooms, two full upstairs baths, full bath on downstairs level
- Approximately 0.25 acres (11,025 square feet)
- Less than one-half mile to Nealon Park and Downtown Menlo Park

Offered at \$3,995,000

www.98University.com

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Main Level

Living Room

A gracious formal living room with wood-burning fireplace sits directly off the foyer. With two sides of windows and a third wall with patio doors to a lovely outdoor terrace, this room is light, warm, and welcoming.

Dining Room

Opposite the living room, directly off the foyer, is an intimate formal dining room with two walls containing divided light windows which overlook the front garden and lawn.

Kitchen

An amply sized kitchen contains a large white tiled island with blue accent. The island houses the 4-burner gas Thermador stove top and is perfect for meal prep or buffet service.

A built-in corner banquette under windows is perfect for leisure kitchen dining. A built-in desk area adorned with decorative white tile matches the design of the charming kitchen wallpaper.

Appliances include:

- Thermador 4-burner stove top
- GE Profile double oven
- GE Refrigerator
- Bosch Dishwasher
- Maytag Washer & Dryer

Family Room

Adjacent to the kitchen is a lovely family room with a wood-burning fireplace, a wall of built-in cabinetry, and divided-light patio doors to access the quaint outdoor terrace.

Upper Level

Primary Bedroom

Hardwood floors and walk-in closet.

Bedroom 2

New wall-to-wall carpeting with long walk-in closet.

Bedroom 3

Hardwood floor with double closet.

Bedroom 4/Office

Currently built out as an office with double office. Double closet and ample storage.

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.