

## 23 BELBROOK WAY, ATHERTON

6 bedrooms, 2 offices, 4 full baths, and 2 half-baths in the main residence

Guest house with 1 bedroom, 1 bath, full kitchen

Approximately 10,565 total square feet

- Main home: 8,800 sf
- Guest house: 905 sf
- Garage: 860 sf

Wraparound heated loggia with barbecue kitchen, dining area, and lounge with fireplace

Pool and elevated spa, vast level lawn

Attached 3-car garage wired for EV charging

Approximately 1.37 acres (59,851 square feet)

Las Lomitas schools

### A WALK THROUGH THE HOME

#### Entrance

An electronic gate opens to a long driveway that provides the ultimate in privacy and abundant off-street parking for entertaining large groups; introducing the home is a grand portico with two sets of Doric columns perfectly placed between steeply pitched roof lines; arched double doors open to the foyer

#### Foyer

The two-story foyer is finished with fine walnut flooring with inlaid feature strip, which continues throughout the main living areas; the all-wood staircase is positioned out of view from the entrance and lined with a custom-made iron railing that continues across a balcony overlook

#### Living Room

Step down from the foyer to this grand room outlined with richly hued crown moldings; a focal-point gas-log fireplace is set in a fully paneled wall with integrated floor-to-ceiling library/display shelves beneath recessed art lighting; French doors open to a garden terrace

#### Dining Room

Sized for large gatherings, the formal dining room has a coffered ceiling with center quatrefoil showcasing a stunning crystal chandelier; French doors and matching windows open to a private terrace elevated above the gardens

#### Library/Office

Just off the foyer with double pocket door entry and rich wood finishes including a coffered ceiling, wainscot, custom built-ins on two walls, and corner workstation

#### Kitchen

Hand-finished custom cabinetry is topped with granite slab and tiled backsplashes around a contrasting center island with French pewter slab counter and table-height wood-topped extension for quick meals; decorative ceramic tiles appoint the backsplashes; other features include a desk center, large breakfast area in a bowed wall of windows, and extra-large pantry with custom shelving

#### Appliances

Wolf 8-burner gas cooktop; two Miele ovens and a steam oven; GE microwave; Miele dishwasher; Fisher & Paykel dishwasher drawer; Sub-Zero refrigerator; two sinks

#### Family Room & Game Room

A wall of built-in cabinetry is designed for media needs while a second wall has recessed cabinets flanking a gas-log fireplace outlined in granite and a traditional mantelpiece; a wet bar has a granite and pewter counter, sink, and mini refrigerator; the large adjoining game room has a tray ceiling with pool table light plus French doors to the loggia

#### Theatre

Hollywood-style appointments include upholstered walls with column detail, decorative carpeting, three tiers with seating for 12, plus a cinema screen behind velvet drapes and ceiling-mounted projection system

#### Powder Rooms

Formal guest powder room with Venetian plaster walls, custom-made solid marble vanity in an alcove of mirror and mini mosaic tiles, and marble floor; second powder room convenient to the family room and theatre has a marble-topped vanity

## Personal Accommodations

### Bedrooms 1 & 2

Privately located on the main level, each bedroom has carpeting, crown molding and ceiling lighting, plus significant customized wardrobe storage and bank of built-in drawers

### Bathroom 1

Serving the two bedrooms is a tile- and marble-finished bath with crushed glass accent tiles, dual-sink marble vanity, jetted tub, and large shower with fixed and hand-held sprays

### Primary Bedroom Suite & Office

A foyer introduces the upstairs multi-room suite, which is finished with Venetian plaster walls; the bedroom has a high cathedral ceiling, retractable television in the ceiling, and private balcony accessed through double French doors; a large separate office has built-in cabinetry with two workstations plus a Dacor espresso center above Sub-Zero refrigerator and freezer drawers; two tremendous closet rooms are fully customized, one with adjoining seasonal closet plus access to a fully finished walk-in storage room

The primary suite marble bath, with heated floors, showcases a stunning free-standing tub sculpted out of solid onyx and set on a marble platform; other features include a large frameless-glass shower with bench seating plus fixed and hand-held sprays, a dual-sink vanity, and private commode room

### Bedroom Suite 4

This upstairs carpeted suite has a high cathedral ceiling with fan and numerous closets and built-ins; the en suite bath, in limestone, granite, and glazed tiles with crushed glass accents, has a large frameless-glass shower with fixed and hand-held sprays

### Bedrooms 5 & 6 with Shared Bath

Each of these upstairs bedrooms has carpeting and a customized wardrobe closet (one with double doors and one a walk-in); one room also has a cathedral ceiling and banquette seating flanked by bookshelves; each room has direct access to a shared bath with marble and tile finishes, dual-sink vanity, and separate sky-lit room with deep tub and large shower with fixed and hand-held sprays

## Guest House

An elevated front terrace provides space for poolside entertaining; main living area with heated stone floors beneath an all-wood paneled and beamed cathedral ceiling with 4 skylights (3 that are operable); a gas-assist fireplace with precast mantelpiece is flanked by built-in cabinetry and shelves; spacious sky-lit kitchen has maple cabinetry topped in granite, including peninsula with breakfast bar seating; Jenn-Air gas cooktop and oven, GE microwave and dishwasher, and Amana refrigerator; separate bedroom with vaulted ceiling and wall of closets; sky-lit bath with steam shower; concealed Maytag washer and dryer

## The Grounds

- Wraparound loggia with a circular design outlined with 11 Doric columns beneath a conical roof with exposed beams, 2 heaters, and 2 fans; a gas-log fireplace in the main lounge area is outlined to the ceiling in natural stone
- Dining area in the loggia has a DCS barbecue, extensive cabinetry with granite serving counter, and two Sub-Zero refrigerator drawers; suspended electric candles define the dining area; travertine finishes the floor
- Pool and elevated spa with connecting waterfall; automated cover on pool
- Vast level lawn
- 6-hole putting green
- Fruit trees, lavender beds, and roses
- Separately fenced dog run

## Other Features

- Main-level laundry with Kenmore washer/dryer behind double doors
- Large upstairs laundry room with Kenmore washer/dryer, sink, and granite folding counter
- Mud room with built-in cabinetry
- Attached 3-car garage wired for EV charging
- Crestron system controls sound and video inside and out
- Vantage programmable lighting system
- Multi-zone central air conditioning
- Security alarm and surveillance
- Panasonic phone system with intercom
- Central vacuum

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