

CLASSIC ELEGANCE IN CENTRAL ATHERTON



3 ISABELLA AVENUE, ATHERTON

Balance, symmetry, and classic formality are expressed in every detail of this French-influenced home in central Atherton. Set beyond a gated entrance to almost one-half acre, the home is preceded by a colorful rose garden, verdant lawn, and a tiered fountain with soothing sounds. The architecture of perfect symmetry features a series of arched true divided light windows across the front and curved wrought-iron railings on all balconies. Inside, classic and timeless details abound with fine hardwood floors, architecturally detailed ceilings, and dazzling rock crystal chandeliers and wall sconces. Enhancing the home is a well-designed floor plan that maximizes the functionality of its two levels. Beyond the traditional formal venues, there is a dedicated office on the main level along with an upstairs recreation room or additional office, if desired for today's work-from-home needs. The all-white kitchen is adjoined by a spacious family room creating the perfect space for poolside entertaining complete with wine bar, fireplace, and multiple access points to the grounds.

The thoughtful design continues with the home's personal accommodations of 4 bedrooms and 3.5 baths. A luxury primary suite is privately located on the main level opening to the pool while an upstairs suite offers optional primary accommodations if needed to be closer to the two additional bedrooms. Private patios or balconies extend from every bedroom, as well as from the recreation room, for fresh-air living and views of the verdant perimeter foliage. Adding the finishing touch is the sun-swept pool and spa, vast lawn for recreation, and a flagstone terrace for outdoor entertaining. All of this, plus a close-in location just blocks to downtown Menlo Park and with access to excellent Menlo Park schools.

- Luxury French-influenced design in central Atherton
- 4 bedrooms, office, and 3.5 baths on two levels
- Approximately 5,290 total square feet
 - Main home: 4,350 sq ft
 - Attic & storage: 135 sq ft
 - Detached garage: 805 sq ft
- Public rooms: foyer; living room with fireplace; office; formal dining room; kitchen; breakfast area; family room with fireplace; upstairs recreation room; powder room
- Personal accommodations: main-level primary bedroom suite; two upstairs bedrooms with shared bath; upstairs bedroom suite
- Classic and timeless interiors with true divided light windows and doors, architectural ceilings, and crystal chandeliers
- Manicured gardens and lawn, pool and spa, flagstone terrace, and fountain
- Detached 3-car garage and significant gated off-street parking
- Corner lot of almost one-half acre (approximately 19,500 square feet)
- Top-rated Menlo Park public and private schools

Offered at **\$4,995,000** www.3Isabella.com

**HUGH
CORNISH**
& ASSOCIATES
HughCornish.com

Over \$3 Billion in Sales



HUGH CORNISH
#1 Agent in SF Peninsula
Coldwell Banker, 2019-2021

650.619.6461 CalRE#00912143
hcornish@cbtnorcal.com

**STEPHANIE ELKINS
VAN LINGE**
#7 Agent in SF Peninsula
Coldwell Banker, 2021

650.400.2933 CalRE#00897565
stephanie.elkins@cbtnorcal.com



3 Isabella Avenue, Atherton

Details of the Home

PUBLIC ROOMS

Entrance

Gated driveway entrance opens to verdant grounds with boxwood hedges, sweeps of lawn, and colorful rose garden; a tiered fountain adds soothing sounds at the entrance; the impressive architecture features a classic columned portico beneath wrought-iron detailing matching two upstairs balconies; a series of arched windows outlines the front of the home in complete symmetry

Foyer

Double doors, matching side lights, and an arched transom – all with inlaid leaded glass detail – open to a welcoming two-story foyer; a sweeping staircase, with center carpet, white balustrades, and contrasting handrail, leads to the upper level with balcony overlook; a rock crystal chandelier hangs above and matching sconces adorn the wall; fine hardwood floors are introduced and continue throughout the public rooms

Living Room

Classic formal venue with crown moldings, inlaid feature strip detail, and two signature arched front windows; a traditional fireplace is outlined in marble and a carved wood mantelpiece

Office

Privately located off the living room, the office features the fifth arched front window surrounded by built-in cabinetry flanking banquette seating; two circular true divided light windows are also featured along with a detailed coffered ceiling

Formal Dining Room

Sized for grand entertaining with coffered ceiling and two medallions showcasing dazzling rock crystal chandeliers; matching wall sconces, two signature arched front windows plus a side window, all looking out to the rose garden; an inlaid feature strip adds further detail to the floor

Kitchen & Casual Dining Area

All-white cabinetry, including center island, topped in contrasting granite slab beneath a beamed ceiling with recessed lighting; a chandelier defines a casual dining area and a door opens to the grounds

Stainless Steel Appliances

ZLine gas range with 6 burners, warming shelf, stainless steel backsplash, and to-the-ceiling vent hood; GE microwave; GE oven; GE dishwasher; KitchenAid compactor; LG refrigerator

Family Room

Wonderfully spacious venue for poolside living features a beamed ceiling, wet bar with mini refrigerator beneath custom wine racks and glass-front cabinetry, plus two sets of sliding glass doors and a French door to the grounds; a wood-burning fireplace is outlined to-the-ceiling in granite slab and flanked by extensive cabinetry

Upstairs Recreation Room

Double-door entry to flexible-use space ideal for recreation, play, or additional office space if needed; carpet finishes the floor preceding steps flanked by bookshelves that outline an elevated platform with hardwood floor and side-by-side windows; a refreshment center has a granite counter with sink, wine racks, and extensive cabinetry; finishing details include crown moldings, a lighted ceiling fan plus recessed lights, and a French door to a large rear balcony

PERSONAL ACCOMMODATIONS

Main-Level Primary Suite

Privately located at the rear of the home with access from the extended foyer, the carpeted bedroom features a rear bay window, tall vaulted ceiling with exposed beam detail, wall sconces, and large customized walk-in closet; a French door opens to the rear grounds and pool; the en suite all-marble bath has a dual-sink vanity, tub, glass-enclosed shower, private commode room, and extensive mirrored panels

Upstairs Bedroom Suite

Optional upstairs primary suite or guest suite features a large walk-in closet, carpet, sliding glass doors to a front balcony, plus French door to a rear balcony; the en suite bath has a granite-topped vanity, mosaic tile floor with feature strip, and glass-enclosed tub with overhead shower surrounded in tile

Upstairs Bedrooms & Bath

Two bedrooms, each with sliding glass door to a private front or rear balcony, vaulted ceiling, carpet, and walk-in closet; one bedroom also has a built-in desk center and each has direct access to a shared bath with mosaic tile floor, marble-topped dual-sink vanity, and separate room with glass-enclosed tub and overhead shower

THE GROUNDS

- Pool and elevated circular spa
- Flagstone terrace
- Vast level lawn wraps around the home
- Tall perimeter foliage for added privacy

OTHER FEATURES

- Formal powder room
- Laundry room with sink and Samsung washer and dryer
- Detached 3-car garage
- Nest thermostats; central air conditioning; security alarm
- Newly refinished hardwood floors in the family room and kitchen

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 have a licensed contractor inspect the property and review any and all 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 Atherton Building Department. Buyer shall verify square footage of lot and all structures. Buyer shall verify attendance at local schools.