

CHARMING ENGLISH TUDOR WITH RESORT-INSPIRED GROUNDS



130 TUSCALOOSA AVENUE, ATHERTON

Welcome to this charming English Tudor manor with roots dating back to 1936, stylishly updated interiors, resort-inspired grounds, and a spacious guest house. Providing seclusion and privacy, a long driveway leads you to this captivating property introduced through columns topped with stone-carved pineapple finials – a signature of friendship and hospitality. Towering redwoods and a colorful rose garden enhance the setting while vast stretches of synthetic lawn wrap the entire home with thoughtful consideration for today's drought conditions.

The main residence is beautifully appointed with classic and timeless finishes that include hewn-finished hardwood floors on the main level, leaded glass accent windows, and refined millwork. Traditional formal venues are complemented by the kitchen and adjoining family room that are perfect for today's style of living. There is also a handsomely appointed library/office with outside entrance that is just right for today's work-from-home needs. Rounding out the main level is a spacious, bright and light bedroom suite with pool access. Upstairs, the home's three additional bedrooms include the primary suite, which spans one entire side of the home and features tremendous customized wardrobe space and an all-marble luxe bath. Adding to the accommodations is a large 1-bedroom, 1-bath guest house with full kitchen that doubles as a poolside entertainment venue.

The grounds are designed for quintessential California living complete with 8-hole putting green, large pool, separate spa, fireplace terrace with barbecue center, plus a second barbecue poolside. Located in the heart of desirable West Atherton, this home is minutes from the Menlo Circus Club, downtown Menlo Park, Stanford University, and Sand Hill Road venture capital centers.

- Charming English Tudor manor in West Atherton
- 4 bedrooms, library/office, and 3.5 baths in the main residence
- 1-bedroom, 1-bath guest house with full kitchen and laundry
- Approximately 7,365 total square feet (per floor plan artist)
- Main residence: 4,670 sq ft
 - Guest house: 960 sq ft
 - 3-car garage: 995 sq ft
 - Unfinished space: 310 sq ft
 - Sheds: 430 sq ft
- Public rooms: foyer; living room with gas fireplace; formal dining room; kitchen; breakfast area; family room with gas fireplace; library; laundry room; powder room
- Personal accommodations: main-level bedroom suite; upstairs primary suite; two upstairs bedrooms; upstairs bath
- Hewn-finished hardwood floors on the main level
- Pool, separate spa, 8-hole putting green, two barbecue kitchens, fireplace terrace, and raised-bed garden
- All drought-tolerant synthetic lawn with vast expanse for recreation
- Detached 3-car garage with 400-bottle wine refrigerator, plus large motor court
- Approximately 0.9 acres (38,768 square feet)

Offered at **\$10,250,000** | www.130Tuscaloosa.com

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130 Tuscaloosa Avenue, Atherton

A Walk Through The Home

PUBLIC ROOMS:

Entrance

A long driveway leads to the home's secluded setting away from the main road; a welcoming brick walkway is flanked by two columns topped with stone-carved pineapple finials, a classic expression of friendship and hospitality

Foyer

An arched portico shelters the beveled edge glass-paned front door set between leaded glass side lights; hewn-finished hardwood floors are introduced and continue into most rooms; the classic staircase is flared at the bottom and has center carpet, all-wood balustrades, and a balcony overlook; a dramatic arched window is positioned at the top of the stairs

Living Room

Spacious formal gathering room with shiplap-paneled cathedral ceiling and trusses; side-by-side windows span one wall and double French doors beneath an arched transom are flanked by matching windows opening to the front grounds; a gas-log fireplace with precast stone mantelpiece is a focal point on one wall

Formal Dining Room

Beautifully appointed formal venue with classic details, including mahogany wainscot paneling and matching crown moldings above custom wallcovering with rivet details; wall sconces pay tribute to the home's early heritage and a walk-in closet provides ample space for china and crystal storage

Kitchen & Breakfast Area

Lightly hued glazed cabinetry with dentil detail moldings, glass fronts, beadboard-backed cookbook center, and under-cabinet lighting; contrasting island has seating at one end; limestone slab counters throughout and limestone tile backsplashes set in a diagonal pattern; a separate breakfast area is positioned in a window-lined alcove with vaulted ceiling and lantern pendant

Stainless Steel Appliances

Wolf gas range with 6 burners, griddle, and 2 ovens on the island beneath a suspended vent hood; Miele dishwasher; Sub-Zero refrigerator; wine cooler

Family Room

Flowing off the kitchen, the family room has a wall of three French doors and matching windows opening to the fireplace terrace and rear grounds; a gas-log fireplace is outlined in Calacatta marble and a traditional mantelpiece beneath media wiring flanked by recessed cabinetry and display shelves

Library/Office

Double doors open to the privately located library/office with media cabinetry, built-in desk center with extensive cabinetry, coffered ceiling, and paisley wall covering; double French doors open to a poolside brick patio

PERSONAL ACCOMMODATIONS:

Main-Level Bedroom Suite

Spacious, bright and light suite has crown moldings and recessed lighting, a walk-in closet, and French doors to the pool terrace; the en suite travertine bath has a convenient outside entrance for use from the pool plus a dual-sink Calacatta marble vanity and glass-enclosed tub with overhead shower

Upstairs Primary Suite

Luxuriously spacious suite spans one entire side of the upper level; the carpeted bedroom has a tall vaulted ceiling, windowed alcove with sitting area, and two sets of recessed display shelves; tremendous closet space is separated into two distinct walk-in areas, each with customized built-ins and skylights; the en suite all-marble bath has a dual-sink vanity with makeup area beneath a wall of mirror surrounding a circular window, a large tub, frameless-glass shower, and privacy wall for the commode

Upstairs Bedrooms

Two bedrooms, each with ceiling light, crown moldings, front or rear window, and ample closet space, including a walk-in closet in one bedroom

Upstairs Bathroom

This well-appointed hall bath has a furniture-style dual-sink vanity topped in Carrara marble, a marble basketweave floor, and separate room with tiled open shower with window for added light and ventilation

GUEST HOUSE:

- Double French doors and matching windows beneath an arched transom open to the living/dining area with all-wood vaulted ceiling and slate tile floor; a gas-log fireplace beneath media wiring with banquette seating to each side
- Spacious sky-lit kitchen has ceramic tiled counters and full-height backsplashes, including peninsula counter seating
- Appliances include a gas cooktop, oven, microwave, dishwasher, compactor, wine cooler, and refrigerator plus laundry with stacked washer/dryer
- Separate bedroom with French doors to the pool
- Tiled bathroom with shower and outside entrance for use from the pool

THE GROUNDS:

- Large pool with automated cover
- Free-standing spa
- 8-hole putting green
- Synthetic lawn wraps around the home, including a vast expanse for recreation
- Enchanting bluestone terrace with ivy-covered walls, fireplace, and built-in barbecue center
- Second barbecue center poolside
- Raised-bed garden for vegetables or flowers
- Large and small sheds for storage

OTHER FEATURES:

- Formal powder room with wood wainscot paneling, marble basketweave floor, and pedestal sink
- Laundry room with Electrolux washer and dryer, apron sink, Carrara marble folding counter, and marble basketweave floor
- Upstairs landing area has a reading/study center with built-in banquette seating and library shelves
- Detached 3-car garage with significant built-in cabinetry and 400-bottle wine refrigerator
- Security alarm
- Sound speakers in some rooms
- Central air conditioning upstairs
- Partial basement accommodates utilities and provides added storage space

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.