

RARE CUSTOM-BUILT HOME IN DOWNTOWN

Welcome to this beautiful custom-built home in downtown Menlo Park. This two-story transitional style home features 9-foot ceilings and offers the perfect combination of elegance and sophistication while creating a welcoming and comfortable atmosphere for all to call home.

There is a sense of elegance yet practicality to the floor plan beginning with the decorative iron gate leading to a private front patio. The entire interior has recently been painted and new hardwood floors have been installed throughout the main level. An en suite primary bedroom, family room, formal living room, dining room, and kitchen are all located on the main level. Also on this level is a powder room, laundry/mud room with exterior access, plus a two-car garage with attic storage. The cozy, rear-facing family room opens to a private back yard and patio. Upstairs, there are two large bedrooms each with its own bathroom.

This lovely home is fantastically situated within the public transportation routes and is a mere few blocks from downtown Menlo Park shops, restaurants and the train station, and only minutes to Palo Alto and Stanford University. Also notable, this rare and desirable home is located in the distinguished Menlo Park School District and near Atherton's notable private schools.

- 3 bedrooms, 3 full bathrooms, plus one half-bath
- Main-level primary suite, living room, dining room, kitchen, and family room
- Two upstairs bedrooms each with its own bathroom
- Large kitchen with Corian countertops, gas cooktop, and two ovens
- Main-level laundry room and half-bath
- Two-car garage with attic storage
- Private fenced rear garden and patio
- Total approximate square footage: 2,910
 - Main home: 2,510 sf
 - Garage: 400 sf
- Lot size of approximately 6,150 sf

Offered at **\$4,198,000**

www.1353Johnson.com



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1353 Johnson Street, Menlo Park

Details of the Home

MAIN LEVEL

Entrance

A private brick patio behind a decorative iron gate leads to a stately wooden front door; a formal foyer is perfect for greeting guests and transitioning to the home's accommodations

Formal Living Room

To the left of the foyer, the formal living room has two oversized windows with wooden shutters, a gas fireplace surrounded in marble, low voltage ceiling lighting, and new hardwood floors

Formal Dining Room

Located to the right of the foyer, the dining room has large two-paneled windows plus French patio doors to a brick landing and side yard and is conveniently adjacent to the kitchen

Kitchen

Light and bright kitchen features white Corian countertops and white custom cabinetry incorporating a wall of cabinets for ample storage; appliances include a 5-burner gas cooktop, 2 ovens, dishwasher, and refrigerator

Half-Bath

Suitably located in the front entry hall is a quaint powder room with pedestal sink

Family Room

Adjacent to the kitchen, the family room features French doors leading to the private back yard with patio and lawn; features include a wall of built-in cabinetry housing a desk area and a gas fireplace

Primary Bedroom Suite

Spacious room with French doors flanked by large windows providing access to the rear patio and garden; en suite bathroom has a shower stall, make-up vanity, plus separate commode room

Laundry Room

Built-in cabinets and a sink plus access to the side yard

UPSTAIRS LEVEL

A circular staircase, with wooden railing and three large windows, leads to the upstairs accommodations

Bedroom Two

Vaulted ceiling, built-in corner desk and book shelves, full wall of windows with wooden shutters, and access door to the attic storage; en suite bathroom with single-sink vanity and shower

Bedroom Three

Expansive windows, vaulted ceiling, and closet with access to valuable attic storage

Hallway Bathroom

Located at the top of the stairwell and servicing bedroom three is a white-tiled bathroom with single-vanity and tub with overhead shower

OTHER FEATURES

- Forced-air gas heating and air conditioning
- Two new gas water heaters
- Spacious 2-car garage with automatic door opener and attic storage
- Security system
- Landscaped front and rear fenced yards with automatic sprinklers
- Close to public transportation and downtown Menlo Park
- Top-rated Menlo Park schools

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 Menlo Park Building Department. Buyer shall verify square footage of lot and all structures. Buyer shall verify attendance at local schools.