

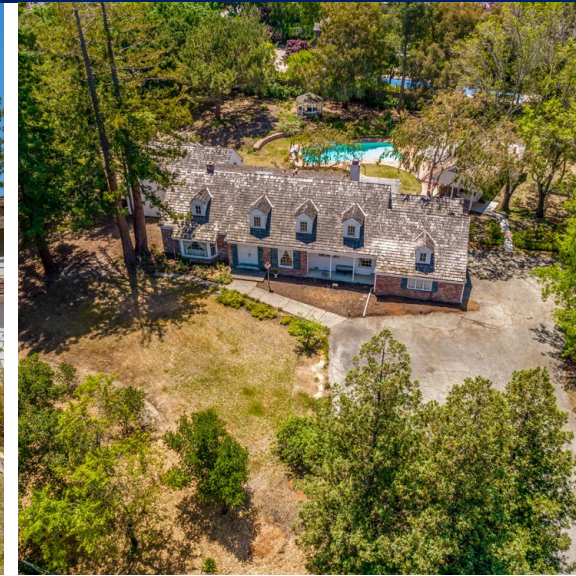
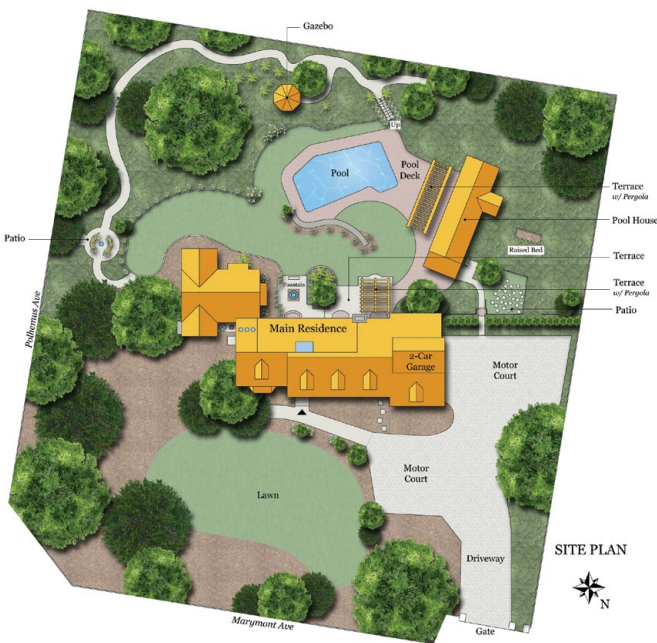


OUTSTANDING OPPORTUNITY IN CENTRAL ATHERTON

**HUGH
CORNISH**
& ASSOCIATES

96 MARYMONT AVENUE | ATHERTON | OFFERED AT \$7,995,000

96 MARYMONT AVENUE, ATHERTON



**MAIN RESIDENCE
UPPER LEVEL**
1,220 SQ FT



- Two-story traditional house with brick facade built in 1964
- Approximately 1.18 acres
- 4 bedrooms and 3 baths
- Approximately 5,385 total square feet
 - Home: 4,370 sf
 - Pool House: 520 sf
 - Garage: 495 sf
- Electric gated entrance
- Foyer with spiral staircase and stone floors
- Formal living room with wood-burning fireplace and gas starter
- Formal dining room
- Eat-in kitchen
- Family room with wood-burning fireplace and gas starter
- Office with built-ins

- Laundry room convenient to the primary suite
- Two-car attached garage with paneled doors and electric garage door openers and loft
- Full bathroom in downstairs hallway
- Large main-level primary suite with vaulted ceilings, second laundry room, exercise room, two oversized walk-in closets, and en suite bath with dual-sink vanity, large shower, and jetted tub
- Upstairs has three large bedrooms and one hallway bath
- Central forced air heating and air conditioning
- Free-form pool and gazebo
- Pool house with vaulted ceilings, two dressing rooms, and full bath
- Highly rated Las Lomas schools

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Offered at \$7,995,000 www.96Marymont.com



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Over \$3.2 Billion in Sales | #132 in California *RealTrends, 2023*