



30 ATHERTON AVENUE, ATHERTON

ATHERTON ESTATE ON 3.17 ACRES WITH EXTRAORDINARY GROUNDS





**THIS TRULY EXCEPTIONAL PROPERTY IS ONE OF ATHERTON'S FINEST ESTATES** with

an unparalleled combination of grandeur, luxury, and timeless appeal. Set on an expansive 3.17-acre level lot, the estate is enveloped by breathtaking gardens established with specimen plantings at every turn adding a unique and awe-inspiring dimension.

The entire property was artfully rebuilt within the main structure in 2001 into a remarkable living experience with discerning taste. Over \$22 million, in today's currency, was spent to completely rebuild and upgrade the home. Every detail exudes a sense of elegance and luxury yet is purposely designed to create a welcoming ambiance that avoids feeling overly formal. Great consideration was given to creating multiple strong axes that connect not only one room to another but also to the grounds and through the center courtyard that connects the rooms on all four sides. The seamless blend of sophistication and warmth throughout ensures that moments spent here are cherished, whether hosting lavish gatherings or enjoying intimate daily activities with friends and family.























The property features 17,510 total square feet which includes a two-story main residence, attached one bedroom apartment and studio/fitness room, a detached guesthouse, two attached garages, a wine cellar, and multiple storage areas. In addition, the main home was built around a highly unique approximately 2,140 square foot Central Courtyard, perfect for indoor/outdoor entertaining. The kitchen family room opens directly onto the courtyard as well as onto the formal and family entertaining patios. Further enhancing the living experience is a generous guest house with full kitchen that serves as both a private retreat and a wonderful venue for entertaining poolside. An exercise studio and 1-bedroom apartment offer versatile living spaces, accommodating multi-generational living arrangements or providing room for staff, offices, and fitness.

The enchanting outdoor oasis beckons with established greenery, vibrant blooms, rare plantings and trees, and serene pathways meandering through the grounds. A large sparkling pool and spa, newly resurfaced tennis court, and golf practice area await relaxation and recreation. This property also boasts coveted amenities such as a beautiful sommelier-worthy 5,000-bottle wine cellar and oversized garages with parking for up to five cars. An unparalleled lifestyle for the best of timeless elegance and luxury living in the country's most highly ranked city.







## ESTATE HIGHLIGHTS

- Artfully rebuilt within the existing structure in 2001 with a design that promotes intimate as well as grand-scale gatherings
- Over \$22 million (in today's currency) spent to completely rebuild and upgrade the home
- Gated grounds of magnificently landscaped and established gardens on approximately 3.17 acres (138,085 square feet)
- Designed around a magnificent center courtyard that connects the rooms on all four sides
- Approximately 19,650 total square feet (per floor plan measurements)
  - Main residence: 12,070 sf
  - Center courtyard: estimated at 2,140 sf
  - Guest house: 1,165 sf
  - Upstairs exercise studio & apartment: 1,455 sf
  - Main residence 3-car garage: 980 sf
  - Detached 2-car garage: 590 sf
  - Wine cellar: 205 sf
  - Storage and mechanical: 1,045 sf
- 6 bedrooms, each with en suite bath, plus 2 half-baths in the two-story main residence with 3 staircases
- Large poolside studio guest house with 1 bath and full kitchen
- Exercise studio with bath and kitchenette
- 1-bedroom, 1-bath apartment with full kitchen and laundry
- Main-level rooms: foyer, powder room, receiving gallery, living room with fireplace, sun room, wine room/office, dining room with fireplace, kitchen, casual dining area, family room with fireplace, media/family room 2, office, library, mudroom, flower arranging room, laundry room, half-bath
- Upstairs rooms: primary bedroom suite with fireplace, 5 additional bedroom suites, dual-service laundry room
- Large 50-foot pool with lap lanes, spa, putting green and chipping areas, newly resurfaced tennis court with options for basketball and pickleball, plus in-ground sleeves for volleyball, badminton, and tetherball
- Visually stunning gardens with a tapestry of plants and trees, color for every season, plus orchard and vegetable garden
- Private well for irrigation
- Close to excellent Menlo Park private schools

[www.30Atherton.com](http://www.30Atherton.com) | Price upon request



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30号阿瑟顿大道, 阿瑟顿市

位于ATHERTON(阿瑟顿)占地3英亩以上的传世庄园, 拥有非凡的庭园环境。





**这座真正非凡的房产**是阿瑟顿最精美的传世庄园之一，将宏伟、奢华和永恒的吸引力无与伦比地组合展现得淋漓尽致。庄园占地3.17英亩，地势平坦，周围环绕着令人惊叹的花园，花园的每个角落都种植着标本植物，增添了独特而令人惊叹的色彩。

2001年，整个物业在主体结构内进行了巧妙的重建，打造出了独具品味的非凡生活体验。按照现今的货币价值计算，花费了2200多万美元对房屋进行了彻底的重建和升级。每个细节都散发着典雅和奢华的气息，但在设计上又特意营造了一种温馨的氛围，避免感觉过于正式。在设计时，特别考虑到了创建多个坚固的轴线，不仅连接各个房间，而且还穿过中央庭院并延伸到花园。无论是举办奢华的聚会还是与亲朋好友一起享受亲密的日常活动，精致与温馨的无缝融合始终确保您在这里度过的每一刻都值得珍惜。























该物业总占地面积为17,510平方英尺, 包括一座两层楼高的主住宅、附带一间卧室的公寓和工作室/健身房、一座独立的客房、两个附带车库、一个酒窖和多个储藏区。此外, 主住宅围绕着一个约2140平方英尺的中央庭院而建, 是室内/室外娱乐活动的理想场所。厨房家庭厅直接通向庭院以及正式和家庭娱乐的露台。宽敞的客房配有全套厨房, 既可作为私人休闲场所, 也是池畔娱乐的绝佳场所, 进一步提升了居住体验。健身房和一间卧室公寓提供了多功能的生活空间, 可满足多代人的生活安排, 或为员工、办公室和健身提供空间。

这片迷人的户外绿洲, 绿树成荫、鲜花盛开、珍稀植物和树木葱茏, 以及宁静的小径蜿蜒曲折。波光粼粼的大型游泳池和水疗中心、新近重新铺设的网球场, 以及高尔夫练习场等待着您放松和娱乐。此外, 该物业还拥有令人羡慕的配套设施, 如一个精美的可容纳5,000瓶葡萄酒的酒窖和可停放五辆车的超大车库。在这个国家排名最靠前的城市里, 您可以享受到无与伦比的生活方式, 尽享永恒的优雅和奢华生活。







## 房屋概况

- 2001年在现有结构内巧妙重建、设计旨在适合举办小型亲密聚会、也可举办大型聚会
- 花费了2200多万美元(按照现今的货币价值计算)对房屋进行了全面重建和升级
- 占地约3.17英亩(138,085平方英尺)的封闭式庭院、拥有宏伟的园林景观和成熟的花园
- 围绕一个宏伟的中心庭院设计,该庭院连接四周的房间
- 总面积约19,650平方英尺
  - 主住宅:12,070平方英尺
  - 中央庭院:2,140平方英尺
  - 客房:1,165平方英尺
  - 楼上的健身房和公寓:1,455平方英尺
  - 主住宅的3车位车库:980平方英尺
  - 独立2车位车库:590平方英尺
  - 酒窖:205平方英尺
  - 储藏室和机械设备室:1,045平方英尺
- 两层楼高的主住宅设有6间卧室、每间均配有套间浴室、还设有2个半浴室、共有3个楼梯
- 大型池畔单间的客房、设有1个浴室和设施齐全的厨房
- 带浴室和小厨房的健身房
- 一室一卫的公寓,配有设施齐全的厨房和洗衣房
- 主层房间:门厅、化妆室、接待画廊、带壁炉的客厅、阳光房、酒室/办公室、带壁炉的餐厅、厨房、休闲餐饮区、带壁炉的家庭活动室、媒体/家庭活动室2、办公室、图书馆、杂物间、插花室、洗衣房、半浴室
- 楼上房间:带壁炉的主卧室套房、另外5间卧室套房、多功能洗衣房
- 50英尺长的大型游泳池、设有泳道、水疗中心、高尔夫球练习果岭和推杆区、新近重新铺设的网球场(可进行篮球和匹克球比赛)以及用于排球、羽毛球和绳球
- 视觉效果极佳的花园、花草树木错落有致、四季色彩缤纷、还有果园和菜园
- 用于灌溉的私有水井
- 靠近优秀的Menlo Park私立学

[www.30Atherton.com](http://www.30Atherton.com) | 价格另询



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