

A CLASSIC JEWEL IN ALLIED ARTS



This meticulously remodeled and expanded home, located in the highly sought-after Allied Arts neighborhood, embodies a harmonious blend of timeless elegance, designer style, and an enviable location. The exterior showcases picture-perfect curb appeal, marked by tall dormer windows and a matching covered front entrance that shelters a robin's egg blue front door. Throughout both levels, beautifully finished hardwood floors create an atmosphere of refined sophistication.

The formal living room, with fireplace outlined to the ceiling in marble slab, connects to the adjacent formal dining room, providing a perfect setting for entertaining guests. Transitioning further into the home reveals the true heart of the residence with a designer kitchen and family room combination. French doors alongside full-height windows create an easy connection to the rear yard, enhancing the indoor-outdoor living experience.

Personal accommodations begin with a main-level bedroom, currently customized for office use, boasting extensive built-in cabinetry that caters to today's remote work needs. Upstairs, three additional bedrooms await, including the primary suite with a fully customized walk-in closet and a luxuriously remodeled en suite bath featuring heated floors and a curbless shower adorned with an array of designer tile finishes. The hallway bath, serving the additional two bedrooms, is also remodeled, drawing inspiration from spa aesthetics, featuring a curved jetted tub on an elevated platform beneath an operable skylight.

Behind the scenes, sustainable living takes center stage with photovoltaic electricity, minimal gas usage, and convenient EV charging available both in the detached garage and on the front driveway. The home is perfected by a very private rear yard, once showcased in *Sunset Magazine* for its expert design by Karen Ford. A mere block away, Nealon Park provides additional recreational space, while shops and restaurants beckon just one-half mile from either downtown Menlo Park or Stanford Shopping Center.

822 COLLEGE AVENUE, MENLO PARK

- Classic designer home remodeled and expanded in 2017
- Sought-after Allied Arts neighborhood
- 4 bedrooms and 2.5 baths on two levels
- Approximately 2,660 total square feet
 - Main residence: 2,290 sq. ft.
 - Detached 2-car garage: 370 sq. ft.
- Main rooms: foyer, living room with fireplace, formal dining room, kitchen, casual dining area, family room, half-bath, laundry room
- Personal accommodations: main-level bedroom customized for office, upstairs primary bedroom suite, two upstairs bedrooms, hallway bath
- Hardwood floors throughout
- 3.6kW photovoltaic solar electricity; almost all-electric home (except water heater and gas fireplace)
- Detached 2-car garage with EV charging plus EV charging station on the driveway
- Architect-designed, low-maintenance gardens featured in *Sunset Magazine*
- Lot size of approximately 5,300 square feet with very private rear yard
- Just one-half mile to downtown Menlo Park and Stanford Shopping Center
- Excellent Menlo Park schools

Offered at **\$3,795,000** | [822College.com](https://www.822College.com)



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822 College Avenue, Menlo Park

Details of the home

PUBLIC ROOMS

Entrance

Picture-perfect curb appeal with symmetry of two tall dormer windows, matching front covered entrance, and all divided light windows; a robin's egg blue front door, with inset glass panes and overhead transom, is set at the end of a brick walkway bordered by lawn

Foyer

Beautifully finished hardwood floors are introduced at the entrance and continue throughout the home; an all-wood staircase ascends to the upper level

Living Room

Spacious formal living room features an expansive front-facing window and recessed lighting; a gas-log fireplace is enclosed with glass door, outlined to the ceiling in marble slab, and flanked by glass-front cabinetry beneath square windows

Dining Room

Formal venue with center light plus recessed lighting and wall-to-wall bank of cabinetry, some with glass fronts, beneath a side window

Kitchen

Beautifully remodeled kitchen features white cabinetry with contrasting Novolato polished granite counters and matching matte-finished glass tile backsplashes; some glass-front cabinetry and all with under-cabinet lighting; recessed ceiling lights and crown moldings

Casual Dining Area

A peninsula counter beneath two pendant lights separates the casual dining area from the kitchen; tall rear-facing windows with blinds plus pantry cabinetry with retractable shelves

Stainless Steel Appliances

GE Profile induction cooktop; 2 Monogram ovens; Bosch dishwasher; LG refrigerator

Family Room

Fully open to the kitchen with double French doors and full-height windows, all with retractable blinds, opening to the rear yard; recessed lights dot the ceiling

PERSONAL ACCOMMODATIONS

Main-Level Bedroom/Office

Currently customized for office use with wraparound cabinetry on two sides including glass-front upper cabinetry and all laminate countertops; additional floor-to-ceiling bank of glass-front and filing drawer cabinetry; front-facing window and convenient access to the front door

PERSONAL ACCOMMODATIONS (CONTINUED)

Upstairs Primary Bedroom Suite

Spacious and bright with three front-facing windows in a dormer alcove with integrated closet space; wall-to-wall narrow side window, recessed lighting; sky-lit makeup area with cherry upper and lower cabinetry, full-height mirrored backsplash, sconce lighting, and Grigio Armani marble countertop; fully customized walk-in closet with abundant drawers and Lucite enclosures; en suite remodeled bath features a long cherry vanity with trough-style sink for two topped in Grigio Armani marble; heated large-format tile floor and curbless shower with frameless-glass enclosure, bench seating, fixed and hand-held sprays, and four different designer tile finishes; automated commode

Upstairs Bedrooms

Two bedrooms, each featuring closet with sliding doors, one with front-facing dormer with three windows, and one with side and rear windows

Upstairs Bath

Remodeled and expanded featuring stone-like heated tile floor, operable skylight, custom vanity with Novolato polished granite countertop, plus sconce and overhead lighting; a wooden platform accommodates the curved edge, jetted tub with overhead shower surrounded with walls of white tile with a subtle decorative leaf pattern

OTHER FEATURES

- Main-level laundry room with stacked LG washer and dryer and laminate-finished folding counter
- Half-bath with pedestal sink, just off the laundry room
- Detached 2-car garage with solid redwood interiors and EV charging
- EV charging also located on the front driveway
- 3.6kW photovoltaic solar electricity
- Electric heat pump and air conditioning
- Nest thermostat on each level
- Security and surveillance
- Karen Ford architect designed low-maintenance gardens featured in *Sunset Magazine*
- Rear yard with complete privacy from tall foliage, crushed stone patio, and flowering trees
- 2018 NARI Meta Gold Medal winner for kitchen and bathroom remodel; Tali Hardonag, architect, BWB Builders
- One block to Nealon Park and one-half mile to downtown Menlo Park and to Stanford Shopping Center
- Excellent Menlo Park schools: Oak Knoll Elementary, Hillview Middle, Menlo-Atherton High (buyer to confirm)

Disclosure Package Available Upon Request

Listed by Hugh Cornish. 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.