



Completed in 2009 with a distinctive contemporary, natural style, this custom-built home stands as a testament to thoughtful design, unparalleled comfort, and superb use of the knoll-top setting. Positioned on a private lane off the main road, the three-level floor plan maximizes the breathtaking views of western hills and Windy Hill by situating the main living areas and master suite on the top floor with three additional bedrooms and a generous family room on the second floor. Full-size decks extend from each level, including direct access from each of the three 2nd floor bedrooms with sweeping views of the western hills, and the master suite has a private balcony with exceptional views of Windy Hill.

The living areas are open and flowing, further enhanced by retractable stacking glass doors at the front and rear for seamless indoor/outdoor living. Wraparound kitchen counters serve as dividers to the open space while offering seating and an easy connection with the living areas. Cabinetry throughout is maple, complemented by bamboo floors. Adding to the natural style, the home features a stunning three-story stacked stone waterfall at the front entrance. A matching stone wall featuring a second waterfall is located on the back patio, along with an integrated gas fire pit and an extra-large built-in spa for relaxation. A stepped path leads up to a seating area with sweeping views. Practical amenities include a large attached 3-car garage and a convenient service elevator connecting all levels for easily transporting groceries and packages.

Located on approximately 0.77 acres, this property offers both tranquility and convenience, with a close-in location just minutes from Ladera Shopping Center. It is a 3 minute walk to the Alpine Inn (Rosati's) and a 5 minute walk to the incredible Arastradero Preserve, a mecca for mountain bikers, runners and hikers. The home is located within the excellent Palo Alto school district, making this a rare and coveted blend of architectural sophistication, contemporary luxury, rural tranquility, and outstanding location.

18 ARASTRADERO ROAD, PORTOLA VALLEY

- Designed and built in 2009 by acclaimed architect Michelle Kaufmann who is renowned for her thoughtful, sustainable, accessible design. Ms. Kaufmann is now the Director, R+D for the Built Environment at Google
- Three-level floor plan designed and oriented to take full advantage of western hill and Windy Hill views from the living areas and primary suite
- Located off a private lane from the main road
- 4 bedrooms and 3.5 baths
- Approximately 4,095 total square feet
 - Main residence: 3,325 sq. ft.
 - Attached 3-car garage: 770 sq. ft.
- Entrance level: foyer, large attached 3-car garage and spacious, separate storage area
- Second level: large family room, three bedrooms, two full baths, laundry room, covered deck
- Third level: living room with fireplace, large deck, dining room, kitchen, office, half-bath, primary bedroom suite, private deck
- Level rear yard with extra-large built-in spa, integrated gas fire pit, waterfall wall, and stepped path to upper seating area
- Attached 3-car garage and “dumb waiter” service to all levels
- Lot size of approximately 0.77 acres (33,541 square feet)
- Close-in location just minutes from Ladera Shopping Center, with grocery, dry-cleaning, garden, dining, and other amenities
- Excellent Palo Alto schools

Offered at \$4,150,000 | 18Arastradero.com

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**HUGH
CORNISH**
& ASSOCIATES

650.619.6461

hcornish@cbnorcal.com

CalRE#00912143



18 Arastradero Road, Portola Valley

Details of the home

PUBLIC ROOMS

Entrance

Elevated at the top of a knoll off a private lane and with off-street parking, the entrance presents the natural style with shingled and stacked stone walls, including an integrated three-story waterfall to the right of the front door; expansive balconies on the upper two levels are framed with horizontal cable-strung railings

Foyer

Slate tile finishes the floor and a solid wood staircase crowned by a skylight ascends to the second level; 2 closets are located in the foyer and a door leads directly into the large 3-car garage and large storage area with 3 separate rooms.

Family Room

On the second level, this extra-large carpeted room is a central gathering place connecting to three bedrooms; an entire wall is filled with custom cabinetry with integrated media space, a mini refrigerator and microwave; transom windows at each of the bedroom entrances bring natural light into the room

Living Room

A second full flight of all-wood stairs, beneath a skylight, leads up to the primary living areas with open concept design and bamboo floors; retractable stacking glass doors open to the front deck and Windy Hill views; a glass-enclosed gas-log fireplace is flanked by maple cabinetry with ceiling uplighting and integrated media space

Dining Room

Formal but open area features a chandelier, recessed lights, and built-in cabinetry with serving counter plus full-height cabinet for china and crystal; retractable stacking glass doors open to the rear terrace and spa

Kitchen

Beautifully appointed with two open walls above cabinetry, one with counter seating, and each connecting the space to the living and dining areas; all maple cabinetry is topped in quartz with a contrasting hue on the center island; sizeable walk-in pantry plus adjoining room lined with floor-to-ceiling maple cabinetry on two walls preceding the half-bath

Stainless Steel Appliances

Dacor 4-burner gas cooktop; KitchenAid oven and microwave; Bosch dishwasher; built-in KitchenAid refrigerator

Office

Dedicated office, conveniently positioned just before the primary suite, features a bookcase wall plus built-in file cabinets and workstation, recessed lights, and sliding glass door to front deck

PERSONAL ACCOMMODATIONS

Top-Level Primary Suite

Privately located off the main living areas introduced by an interior hallway and full-height window looking out to the views; bedroom has a lighted fan and stacking glass doors to a private slate-tiled front balcony; large fully customized walk-in closet with skylight; en suite limestone bath has a skylight, shower with operable window, dual-sink vanity with center mirror and view windows.

Three Second-Level Bedrooms

Each bedroom has a transom window at the entrance off the family room, recessed lights, built-in closet with sliding door, and sliding glass door, also with transom, opening to the covered deck spanning the front of the home

Second-Level Bathroom 1

All-white palette with tile floor, single-sink vanity topped in Carrara marble, and large shower with glass-block accent wall plus frameless-glass enclosure and transom window

Second-Level Bathroom 2

All-white palette with single-sink vanity topped in Carrara marble, plus a glass-enclosed tub with overhead shower surrounded in tile

OTHER FEATURES

- Top-level half-bath with nickel sink recessed in a honed marble counter
- Second-level laundry room with cabinets, sink and Maytag washer and dryer
- Automated service elevator on all three levels for transport of groceries/packages
- Central heat and air conditioning
- Large attached 3-car garage with adjoining storage area with 3 separate rooms
- Spacious and private rear yard features an extra-large spa, stacked stone walls with integrated waterfall and gas fire pit, travertine decking, and stepped path up to a private seating area with sweeping views
- Excellent Palo Alto schools: Nixon Elementary, Fletcher Middle, Gunn 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 Portola Valley Building Department. Buyer shall verify square footage of lot and all structures. Buyer shall verify attendance at local schools.