

# CLASSIC DESIGN AND BEAUTIFUL GROUNDS



Experience the perfect blend of traditional comfort and modern convenience at this beautiful three-story home in prime West Atherton. Set behind gates in a private English country garden setting, the design emphasizes indoor/outdoor relaxation opening to a pool and separate spa. A shingled exterior and impressive conical roof above the curved portico lends an air of the East Coast Hamptons style. Inside, the freshly painted home showcases grand formal rooms, a well-equipped chef's kitchen with butler's pantry, a large family room with wet bar, and a lower-level recreation room ideal for media enjoyment. New high-end lighting and hardware enhances the setting.

There are 4 bedrooms, each with its own bath, plus a main-level den/office with en suite bath offering potential for a fifth bedroom and easily accommodating a variety of lifestyle needs. The expansive primary suite is located upstairs with a luxurious spa bath and significant wardrobe storage. Adjacent to it is a second bedroom served by a hallway bath with steam shower. There are also two lower-level bedrooms, each with an en suite bath.

Located on more than one-third acre, the setting is very private surrounded with tall perimeter trees, updated landscaping, lots of roses, plus expansive slate flagstone patios for outdoor entertaining around the pool and large spa. A detached 2-car garage with Tesla charging station completes this lovely home, which is centrally located for easy access to both downtown Menlo Park and Redwood City.

## 30 AMADOR AVENUE, ATHERTON

- 5 bedrooms, and 5.5 baths on three levels
- Approximately 5,375 total square feet
  - Main residence: 4,700 square feet
  - 2-car garage: 460 square feet
  - Storage/mechanical: 215 square feet
- Main rooms: foyer, powder room, living room with fireplace, formal dining room, butler's pantry, kitchen with island seating, breakfast nook, family room with fireplace, den/office with full bath, lower-level recreation room, laundry room
- Personal accommodations: upstairs primary suite, upstairs bedroom and bath with steam shower, two lower-level bedroom suites
- Freshly painted interiors; hardwood floors in main living areas; new carpet; new high-end lighting; new hardware
- Detached 2-car garage with Tesla charging station
- Pool and separate spa, each with automatic cover
- Spacious slate flagstone patios and beautifully updated landscaping with roses and complete privacy
- More than one-third gated acre (approximately 17,025 square feet)
- Newly constructed in 2001; new roof in 2018

Offered at \$7,795,000 | [30Amador.com](https://www.30Amador.com)



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REALTY

# 30 Amador Avenue, Atherton

## *Details of the home*

### PUBLIC ROOMS

#### Entrance

Discreetly secluded behind mature trees and an ivy-draped wall with electronic entry gate; the steeply pitched conical roof and semi-circular front portico add an East Coast Hamptons flair with its traditional shingled façade; the oversized paneled front door is flanked by beveled-edge glass sidelights

#### Foyer

Two-story foyer features pillowed-edge Beaumaniere limestone flooring; a candle-style chandelier draws the eye upward to a gallery overlook at the top of the graceful staircase lined with coordinating candle sconces

#### Living Room

Light floods into this spacious entertainment space through windows on three sides and highlighted by one with soaring arch framing front garden views; high cathedral ceiling with recessed art lighting; one wall is anchored by a gas-log fireplace with a limestone slab surround and traditional ledge mantel; hardwood flooring and detailed millwork complete the room

#### Dining Room

Echoing the broad windows and deep moldings of the living room, this generously dimensioned formal dining venue is crowned by a delicate iron crystal drop chandelier; hardwood flooring and silk wall coverings are featured

#### Butler's Pantry

Floor-to-ceiling storage cabinetry, granite countertop, hammered nickel sink, and an under-counter U-Line wine cooler are featured

#### Kitchen & Casual Dining

Finished with glazed cabinetry, beveled granite slab countertops, and tumbled marble tile backsplashes plus a large contrasting color, furniture-quality island with counter seating; recessed lighting in the coffered ceiling plus under-cabinet lighting provide excellent ambient and task illumination; a casual dining area has a wide bay window, built-in cabinetry, and chandelier

#### Appliances

Thermador 6-burner gas range with grill, dual ovens, and ventilation hood with warming lamps; KitchenAid microwave; Miele dishwasher; Broan compactor; Sub-Zero refrigerator

### Family Room with Wet Bar

Windows on two sides frame garden views and include two sets of French doors to the entertainment terrace and pool; amenities include recessed lighting and wall of floor-to-ceiling custom cabinetry with glass front, mirrored backsplashes, and integrated wet bar with hammered nickel sink and paneled U-Line mini refrigerator; oversized gas-log fireplace features a mantelpiece of solid carved limestone

### Den/Office and Bathroom (or Bedroom 5 Suite)

Entered through double doors, this versatile space is finished with all wood-paneled walls and picture frame moldings; an en suite bathroom is finished with mosaic-accented marble tile and includes a pedestal sink and a tub with overhead shower and frameless-glass enclosure

### Recreation Room

Located on the lower level and filled with light from wide windows on two sides to light wells; hardwood floors, on-wall media wiring, and tray ceiling with crown moldings and recessed lighting

## PERSONAL ACCOMMODATIONS

### Primary Bedroom Suite

This upstairs suite opens to a long hallway with broad windows and two banks of built-in dresser drawers; the bedroom offers garden-view windows on two sides, a high angular ceiling, and wall sconces; a fully customized walk-in closet provides ample wardrobe storage; the en suite bath is finished with honed and polished limestone slab and tile with keystones and tumbled tile accents; features include a dual-sink vanity, frameless-glass shower, oversized oval jetted tub stretched beneath a window, and private automated commode room

### Bedroom and Bath

Spacious and bright upstairs bedroom overlooks the gardens and includes a generous closet and adjacent bath with polished limestone finishes, pedestal sink, and steam shower with frameless glass enclosure

### Bedroom Suites 3 and 4

Two lower-level suites, each with window opening to a light well, carpeting, and double-door closet; one bedroom also has a dressing area with a built-in bureau; each en suite bath is finished with honed limestone slab and tile with carved or molded accents and includes a single-sink vanity and a tub with overhead shower and frameless-glass enclosure

## OTHER FEATURES

- Formal powder room with pedestal sink
- Large laundry room with overhead cabinetry, stainless steel utility sink, Samsung washer/dryer, and a convenient French door to the rear grounds and pool
- Security alarm system
- All LED lighting
- New high-end light fixtures and hardware
- New carpeting throughout
- Distributed sound speakers with individual volume controls inside and out
- Central vacuum
- Three-zones central air conditioning
- Detached 2-car garage with Tesla charging station
- Swimming pool and separate spa, each with automated cover surrounded in slate flagstone decking
- Gas fire pit
- Refreshed landscaping with beautiful wraparound gardens and roses

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