

STUNNING BAY VIEWS AND LUXURY LIVING BORDERING OPEN SPACE



Commanding sweeping views of the San Francisco Bay, this beautifully appointed home borders the 235-acre Coal Mine Ridge Open Space Preserve and has direct access to its 10+ miles of scenic hiking trails. Surrounded by nature yet just minutes from town and top-rated schools, the setting offers unparalleled tranquility combined with luxurious living. A shingled exterior with decorative woodwork details hints at the craftsmanship found within, where soaring wood-paneled ceilings with skylights and dramatic arched transoms crown walls of glass, filling the home with natural light. Designed to embrace the surrounding beauty, nearly every room enjoys breathtaking Bay views from both levels.

A welcoming fenced courtyard precedes the entrance level, which comprises an open-concept design for living plus a spacious primary bedroom suite. The dramatic living room, centered around a striking stone fireplace, flows seamlessly into the elegant dining room, where Bay views take center stage from both rooms. The open kitchen and large breakfast area are well-appointed with custom cherry cabinetry and premium appliances.

The primary bedroom suite is a luxurious retreat that spans one end of the main level, beginning with significant customized wardrobe space off a foyer entrance with walk in closet. A private balcony with Bay views, a signature wood-paneled and vaulted ceiling, and a spa-like bath with a jetted tub and shower, each for two, complete the serene accommodations.

Added living space is found on the lower level with a spacious family room and large deck with Bay views, plus an adjoining office. There are two bedrooms on this level including one that opens to the Bay view deck shared with the family room and one with a large walk-in closet, plus there is a well-appointed bath. An attached three-car garage, plus significant off-street parking along a cobblestone drive leading to the rear yard, add to the home's appeal.

Spanning approximately three-quarters of an acre, this property includes a private and large exclusive-use easement with significant usable land making it truly unique. In addition, this home has access to excellent Portola Valley schools and close proximity to Stanford University.

1144 LOS TRANCOS ROAD, PORTOLA VALLEY

- Beautifully appointed split-level home
- Exceptional San Francisco Bay views
- Approximately 0.75 acre comprising a 7,585 square-foot lot plus a permanent, exclusive-use easement of 25,015 square feet
- Borders 235-acre Coal Mine Open Space Preserve; direct access to over 10 miles of hiking trails
- 3 bedrooms and 2.5 baths
- Approximately 4,525 total square feet
 - Main home: 3,515 square feet
 - 3-car garage: 685 square feet
 - Mechanical room: 85 square feet
 - Storage room: 240 square feet
- Shingled exterior with horizontal bands of decorative woodwork, also displayed on the driveway gate
- Main level: foyer, living room with fireplace, formal dining room, kitchen, breakfast room, primary bedroom suite, powder room, laundry room
- Lower level: family room, office, bedroom, bedroom, bath, storage rooms
- Freshly painted interiors
- Attached 3-car garage plus ample off-street parking
- Spacious front and rear newly refinished decks plus level areas for play and recreation
- Excellent Portola Valley schools

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Details of the Home

PUBLIC ROOMS

Entrance

Impressive front entrance begins with a hand-set paver stone driveway plus custom gate opening to an extended driveway along the side of the home, all with significant off-street parking; at the front, fencing in an open-weave lattice design of thick wooden slats creates a charming hand-crafted appearance complementing the home's charming ambiance; the exterior is fully shingled with two horizontal bands of decorative woodwork in a repeating pattern of elongated oval loops; a newly refinished deck wraps around a mature tree preceding the front door

Foyer

A solid cherry wood door with arched moldings is set between two full-height operable windows opening to the foyer; ceramic tile finishes the floor blending hues of color with the natural woods used throughout the home; a dramatic cathedral ceiling of natural wood with operable skylight expands the area; recessed cherry cabinetry with open shelves adorns one wall

Living Room

Open to the foyer and designed for full appreciation of the Bay views, this carpeted room has a towering wood-paneled ceiling; an entire wall of glass integrates a divided light arched transom above a sliding glass door opening to a Bay view balcony; to each side are operable full-height windows that wrap around one side of the room; a focal point glass-enclosed fireplace with wall-to-wall elevated hearth is fully surrounded by stone, including a to-the-ceiling chimney flanked by angular transoms

Dining Room

This formal venue flows fully off the living room, allowing for Bay views, delineated by hardwood floors beneath the same angular and vaulted all wood ceiling; a front multi-pane window with arched transom looks out to the front; an attractive pendant light defines the dining table space and built-in cherry cabinetry with serving counter provides storage for china and glassware

Breakfast Room

Open concept design begins with a large breakfast room beneath the vaulted all wood ceiling and looking out to the Bay views through a wall of angled glass with center arched transom; two peninsula counters separate the space from the kitchen; hardwood floors extend throughout and a suspended pendant defines the dining area

Kitchen

Custom cherry cabinetry is all topped in ceramic tile with full-height backsplashes; suspended ceiling beams, with recessed lights, outline the open area; the vaulted all wood ceiling has an operable skylight

PUBLIC ROOMS (continued)

Appliances

Viking 6-burner gas cooktop; 2 Frigidaire ovens and Bosch dishwasher (all new in 2024); Sub-Zero refrigerator with cabinet panels

Family Room & Office (lower level)

Spacious carpeted room with exposed beam ceiling and overhead lighting and sliding glass door to a covered newly refinished deck with Bay views; four elevated concealed storage compartments line one wall; an adjoining office has an expansive window

PERSONAL ACCOMMODATIONS

Primary Bedroom Suite (main level)

Spanning an entire wing beginning with a carpeted foyer with mirrored closet plus entrance to a customized walk-in closet with skylight and attic access with lots of storage space; the bedroom has an all wood vaulted and angular ceiling and sliding glass door, operable windows, and arched transom opening to the Bay view balcony; the en suite bath has a cathedral wood ceiling with skylight, all ceramic tile finishes, a dual-sink vanity, jetted tub for two, and large glass-enclosed shower for two

Bedroom 2 (lower level)

Spacious carpeted bedroom has crown moldings, sliding glass doors to the newly refinished covered deck with Bay views, plus a closet with sliding doors

Bedroom 3 (lower level)

Carpeted bedroom with crown moldings, windows on two sides, and large walk-in closet

Bathroom (lower level)

Serving the lower level with vinyl flooring and ceramic tile finishes including a dual-sink vanity and around the tub with an overhead shower

OTHER FEATURES

- Formal powder room with stained glass window and ceramic sink
- Laundry room with stained glass window, Whirlpool washer, and Kenmore dryer
- Central vacuum
- Attached 3-car garage with built-in cabinetry
- Two heating zones plus air conditioning on the main floor
- Newly refinished hardwood floors
- Excellent Portola Valley schools: Ormondale Elementary; Corte Madera Middle; Woodside 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.

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