

A LEGACY PROPERTY WITH EXCEPTIONAL OPPORTUNITY



Set on nearly one-half acre of level land less than one-half mile from the Woodside town center, this classic mid-century home offers a special opportunity with a meaningful connection to the community's history. The property carries a legacy as the longtime home of George Sellman, a beloved and highly respected figure whose contributions to local education helped shape generations of students. As past District Superintendent and Principal of Woodside Elementary School, founder of the school's cherished 8th Grade Operetta, and namesake of the school auditorium, his influence remains an enduring part of Woodside.

The home has been thoughtfully maintained over the years with refinished hardwood floors, numerous updates, and comfortable living spaces including 3 bedrooms and 2 baths. Freshly painted and ready to enjoy today, the home also presents wonderful possibilities for the future. The level grounds offer exceptional flexibility in a remarkably close-in location to the town center, acclaimed Woodside School, as well as hiking and biking trails that make Woodside such a treasured place to call home. Rich in local history and offering broad appeal for years ahead, this is an opportunity rarely found in one of the Peninsula's most treasured communities.

3270 WOODSIDE ROAD, WOODSIDE

- Classic vintage ranch with numerous updates and endless opportunities
- Nearly one-half acre of level land less than one-half mile from the town center
- Lot size of approximately 20,000 square feet
- Just down the street from acclaimed Woodside Elementary School (TK-8)
- 3 bedrooms and 2 baths
- Approximately 1,850 total square feet
 - Home: 1,325 square feet
 - 2-car garage: 525 square feet
- Main living areas: living room with fireplace, dining area, kitchen
- Personal accommodations: primary bedroom suite, two bedrooms, hallway bath
- Freshly painted interiors
- Refinished hardwood floors, crown moldings, and ceiling lighting throughout
- Recently installed energy-efficient electric heat pump for heating and cooling
- Attached 2-car garage with washer and dryer and EV charging
- Circular driveway and low maintenance grounds

Offered at **\$3,575,000** | 3270Woodside.com

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Details of the Home

Entrance

A manicured hedge lines a picket fence set between dual entrances to the driveway; refreshed gardens and mature trees enhance the setting; Bouquet Canyon stone tiles introduce the covered front entrance, which has overhead lighting

Living Room

The front door, with inset panes of glass, opens directly to the living room, which has refinished Douglas fir floors, crown moldings, recessed lighting, and a gas fireplace outlined by granite and a boxed surround topped with a mantel; an expansive window with true divided light detail across the top looks out to the front

Dining Area

Open to the kitchen, the dining area is defined by a classic pendant light and a wide front-facing window with true divided light detail at the top; crown moldings continue into the kitchen along with refinished Douglas fir floors

Kitchen

The updated kitchen features white cabinetry, granite slab counters, recessed lighting, and a wide window above the sink looking out to the rear yard; an interior door opens to the attached garage

Appliances

GE gas range with 5 burners, GE microwave, GE dishwasher, and Bosch stainless steel refrigerator

Primary Bedroom Suite

Side-by-side front windows, crown moldings, and ceiling light; numerous closets include two with bifold doors, a walk-in closet, and two additional closets; the en suite bath has a tiled single-sink vanity and separate room with mosaic tile floor and glass-enclosed ceramic-tiled shower

Bedroom

Crown moldings, ceiling light, and closet with organizers

Bedroom

Crown moldings, ceiling light, closet with built-in shelving, and true divided light sliding glass doors to the rear yard

Bath

Updated with a single-sink marble-topped vanity, subway tile floor, and a glass-enclosed tub with overhead shower surrounded by square tiles; a window adds light and ventilation

OTHER FEATURES

- Attached 2-car garage with built-in cabinetry and GE washer and dryer
- Recently installed electric heat pump for heating and cooling
- Nest thermostat
- Security alarm
- Expansive, fully fenced low-maintenance yard
- Updated electrical system with 200-amp electrical panel and EV charging outlet in garage
- Recently installed energy-efficient electric heat pump for heating and cooling

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

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