



ATHERTON

45 PRADO SECOYA STREET



Built by Pacific Peninsula Group in 2014, this custom home has it all!

6 BEDROOMS, 6 FULL BATHROOMS, AND 2 HALF-BATHS | 11,682 SQUARE FEET | 1 BEAUTIFULLY LANDSCAPED ACRE



MAIN HOUSE:	10,464 SF
– Basement:	3,834 SF
– First Floor:	3,834 SF (includes attached garage)
– Second Floor:	2,796 SF
DETACHED GARAGE:	484 SF
GUEST HOUSE:	734 SF
TOTAL ON PROPERTY:	11,682 SF
LOT:	43,604 SF





MAIN LEVEL

- Inviting entry boasting soaring ceilings and views to the backyard
- Private office with handsome built-ins and access to gardens and private patio
- Living room features gas fireplace with views to the backyard and outdoor seating area
- Wood-paneled dining room offers fantastic space for entertaining and has access to the backyard
- Chef's kitchen area includes a spacious pantry and separate 'butler's pantry'; the kitchen opens onto the family room; private office is tucked off the family room and easily accessible from the kitchen; laundry/mudroom with workstations, laundry machines, storage, and access to garages is also in this area

SECOND LEVEL

- Primary suite features double closets and a spacious bathroom with steam shower
- Three additional bedrooms, all en suite with large closets
- Full-sized laundry room with storage

LOWER LEVEL

- Multi-purpose entertaining space with bar, wine cellar, area for pool table, game table, as well as TV entertainment
- Screening room/theatre offers a superior viewing experience, complete with tiered seating and built-in bar
- Bedroom and full bathroom featuring a steam shower; exercise room with mirrored wall; extensive storage options

GUEST HOUSE

- Full kitchen, living space, separate bedroom, and full bathroom

EXTERIOR

- A true retreat, the estate offers multiple outdoor dining and seating options
- Pool, spa, putting green and bocce ball court
- Two built-in outdoor grills (one in the entertainment area by the guest house and one near the main house adjacent to the outdoor eating area)
- Ample cutting gardens where gorgeous flowers bloom from early spring to late fall

ADDITIONAL FEATURES

- Garages: attached 1-car garage with keyless entry and detached 2-car garage
- Wood floors throughout the home
- Built-in speakers throughout the home, guest house, and yard are on a Savant system
- Lutron lighting system throughout the home
- Security cameras installed and monitored using the Visualint Line++ app on an iPad and/or cell phone
- Automatic shades throughout much of the home
- Back-up generator on the property

Offered at \$23,495,000

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