

FLOOR PLANS

MAIN RESIDENCE  
MAIN LEVEL



DETACHED GARAGE



MAIN RESIDENCE  
LOWER LEVEL

MAIN LEVEL	2,063 SF
UPPER LEVEL	1,464 SF
LOWER LEVEL	2,063 SF
<b>TOTAL RESIDENCE</b>	<b>5,590 SF</b>
LOT	10,000 SF



MAIN RESIDENCE  
UPPER LEVEL

COURTNEY CHARNEY

650.773.3758  
DRE# 01756013

COURTNEY@COURTNEYCHARNEY.COM  
WWW.COURTNEYCHARNEY.COM

parc  
AGENCY

## FEATURES OF THE HOME

**Solid walnut front door** with inlaid horizontal glass panes; lightly hued white ash floors extend throughout the main and lower levels

**Formal living room** features custom solid walnut cabinetry, cut-glass halo chandelier, and high-end Ortol frameless gas fireplace with elevated Crema Marfil hearth beneath media

**Double pocket doors** conceal a sky-lit office just off the foyer

**Tremendous great room** includes a formal dining alcove with linear glass chandelier and French doors to the side, plus an inviting everyday living space with linear gas fireplace beneath media and flanked by custom cabinetry topped in solid walnut; stacking Fleetwood sliding glass doors open to a covered sky-lit travertine patio

**Stunning chef's kitchen** has soft white cabinetry and a 13-foot-long solid walnut island with seating for 6, all topped in Antolini Italian porcelain with full-height, book-matched backsplashes

**High-end appliances:** Wolf range with 6 burners, griddle, and 2 ovens; Wolf oven and steam oven; Bosch dishwasher; 2 Sub-Zero refrigerator drawers; Sub-Zero refrigerator/freezer; Lanbo wine cooler

**Main-level bedroom suite**, including marble-clad bath with quartzite countertop, is ideal for guests or an office and has double French doors to the front grounds

**Upstairs primary suite** with elevated gas fireplace surrounded in Italian oyster marble, customized walk-in closet, and sliding glass doors to a private terrace with waterproofed planter and park-like views; the en suite bath, with Italian oyster marble finishes, has a dual-sink vanity, free-standing tub, curbless steam shower, and opaque glass-enclosed commode room featuring Watermark and Graff fixtures

**Bedroom suite** with quartzite vanity and shower with penny tile feature wall

**Two bedrooms**, one with built-in desk center and each with direct access to a shared bath with dual-sink vanity and tub with overhead shower, all finished with innovative Antolini Azerocare-treated marble

**Lower-level recreation room** has a linear gas fireplace beneath media flanked by solid walnut-framed floating shelves; double sliding glass doors open to a large patio; a full bar includes espresso-hued cabinetry with island seating, all topped

in honed Calacatta marble; appliances include a wine cooler, dishwasher, and two refrigerator drawers

**Temperature-controlled wine cellar** wrapped in frameless glass with custom metal racking

**Custom-crafted solid walnut track-hung doors** conceal a multi-purpose room ideal for a fitness center or second office

**Two bedrooms**, one with marble-appointed en suite bath with tub and overhead shower and one with access to a hallway bath with curbless frameless-glass shower featuring quartzite and marble finishes

### Systems

- Wired for whole-home Sonos audio, including 5.1 surround sound in great room and recreation room
- Ring video doorbell
- Multi-zone air conditioning
- Security alarm
- Heated floors in all upper-level bathrooms
- App-controlled drip irrigation
- Patio plumbed with gas for barbecue kitchen

### Other Features

- Formal powder room with MTI SculptureStone counter vanity
- Customized mudroom with sink, banquette seating, and ribbon glass door to the driveway
- Upstairs laundry room with walnut cabinets, stacked Electrolux washer/dryer, and spacious Mojito marble counter
- Custom cabinetry in the kitchen, recreation room bar, laundry room, and mudroom by Jay Rambo Co.
- Significant built-in custom cabinetry in lower-level hallway plus two extra-large storage rooms, one plumbed for laundry
- Detached and finished one-car garage, or flexible-use space, with sliding glass doors to the rear yard
- Custom organizers in all closets
- Extra-deep coved crown moldings in most rooms
- Standing seam metal roof
- Fully landscaped front and rear yards with low-water and native species; raised vegetable beds; custom playground

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PARC AGENCY | 704 OAK GROVE AVENUE | MENLO PARK, CA 94025

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