



MENLO PARK

153 BURNELL LANE
Elegant Home in Desirable Linfield Oaks



- 4 bedrooms and 3.5 bathrooms
- Approximately 1,819 square feet
- Lot size of approx. 2,580 square feet
- Inviting front porch
- The first floor offers a great room with gas fireplace, room for both lounging and dining
- Kitchen features granite counters, tile backsplash, range, built-in microwave, dishwasher, refrigerator and freezer
- Wood floors throughout the first floor and ample light create a warm retreat
- The second floor has the primary bedroom with a walk-in closet plus an additional closet; the primary bathroom has two sinks, a tub, and separate shower
- Two additional second-floor bedrooms share an adjoining bathroom that has a sink area separate from the tub and shower

- All of the second-floor bedrooms have many windows and incredible natural light
- The third floor of this home has a private bedroom and an en suite bathroom that make it ideal for a guest suite or office
- Secluded grass patio off the kitchen features an inviting entertainment area with retractable canopy
- Laundry area with built-in cabinetry and storage is conveniently and centrally located on the second floor
- Attached 2-car garage with built-in cabinetry and storage
- HOA dues of \$280 include common area maintenance and landscaping
- Two Community playgrounds with play structure and grass area
- Well-renowned Menlo Park public schools
- Walkable to downtown Menlo Park and downtown Palo Alto

Offered at \$2,320,000

Additional Photos at www.COURTNEYCHARNEY.com



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Square footage and/or acreage information contained herein has been received from seller, existing reports, appraisals, public records and/or other sources deemed reliable. However, neither seller nor listing agent has verified this information. If this information is important to buyer in determining whether to buy or the purchase price, buyer should conduct buyer's own investigation. ©Marketing Designs, Inc. 650.802.0888 / marketingdesigns.net