

21 Atherton Avenue, Atherton

DETAILS OF THIS FINE RESIDENCE

Main Level

ENTRANCE

Driveway of crushed stone with front and rear gated entrances; perimeter stucco wall with custom arched pedestrian entrance over a wide brick path; welcoming front porch

FOYER

Random plank hardwood flooring begins in the traditional foyer and continues throughout the main living areas

LIVING ROOM

Exposed beam ceiling with two dramatic skylights and crown molding; a wood-burning fireplace with elaborately carved mantelpiece is flanked by windows with banquette seating

DINING ROOM

Formal venue with crystal drop chandelier, skylight, wiring for speakers, plus concealed bar with sink, space for beverage refrigerator, and mirrored walls with glass shelves

SUNROOM

Step down to this inviting room, with two grand picture windows and lighted ceiling fan, which extends to a long hallway lined with French doors to the rear grounds

KITCHEN

Finished with custom maple cabinetry, granite countertops, elevated counter seating, a sky-lit breakfast area with banquette seating, a walk-in pantry, and a brick wall with LaCornue rotisserie grill; other appliances include a 4-burner Thermador gas cooktop, two KitchenAid ovens and refrigerator, and a paneled Bosch dishwasher

FAMILY ROOM

Open from the kitchen with vaulted ceiling, two skylights, sliding glass doors to the front, and fireplace with stucco and brick custom surround inlaid with polished stones; full wall of cabinetry for media needs plus wiring for surround sound

BEDROOM SUITE 1 OR LIBRARY

Privately located near family room; limestone floors, closet, and double French doors to the rear grounds; a wood-burning fireplace with surround featuring inlaid precious stones is flanked by bookshelves; the bathroom has a granite vanity and tiled shower

BEDROOM 2

Located in a separate bedroom wing; carpeting, elevated bay window, ceiling light, and full wall of closets

BATHROOM 2

Hall bath in marble tile and slab with long vanity, tub, shower with frameless glass enclosure, and elevated bay window

MASTER BEDROOM SUITE 3

Sliding glass doors to the rear terrace and pool, built-in cabinetry around banquette seating, two double-door closets, plus a large customized walk-in closet; all marble bathroom with heated floors, long dual-sink vanity, deep soaking tub, open sky-lit shower, and separate commode room

Upper Level

OFFICE

Window-lined landing area at the top of the staircase with limestone floor, built-in computer center, and bookshelves

MASTER BEDROOM SUITE 4

Grand-sized room with carpeting, walls of windows, gas-log fireplace with custom surround inlaid with stones, walk-in closet, and high coved ceiling with fan; private bath in marble tile and slab with vanity and deep tub with overhead shower

Other Features

- Powder room with travertine floor, decorative wallcovering, and pedestal sink
- Secondary foyer with two skylights and side access to the driveway
- Laundry room off the kitchen
- Attached two-car garage
- Two hot water heaters and two furnaces
- Spacious rear terrace, partially covered and with built-in barbecue center
- Dark-bottom pool and spa beside a recirculating rock waterfall and flagstone sun terrace

SQUARE FOOTAGE (all approximate)

Living Space	4,240 sq. ft.
Garage	430 sq. ft.
TOTAL	4,670 sq. ft.
Lot Size	34,410 sq. ft.

Offered at \$3,395,000



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