

RARELY AVAILABLE SHARON PARK DRIVE TOWNHOUSE

A rare opportunity, this pristine 3-bedroom, 2.5-bath townhome is located in an exclusive, gated community near the Sharon Heights Golf Course and Country Club. Set among the trees in a tranquil, park-like community, this private, luxurious unit boasts 2,310 sq. ft. of living space with vaulted ceilings, gleaming random plank oak hardwood floors, plush wall-to-wall carpeting, granite and marble finishes and abundant natural light. The home features a spacious step-down living room with fireplace, dining room, kitchen, dual master suites and a den/library (possible 3rd bedroom) with floor-to-ceiling bookcases. Community amenities include a pool, spa and clubhouse. Excellent Las Lomitas schools.



1274 SHARON PARK DRIVE, MENLO PARK

- 3-bedroom, 2.5-bath luxury townhome
- Light and bright unit of approximately 2,310 sq. ft.
- Living room with gas-log fireplace and a sliding glass door to a private deck
- The dining room boasts gleaming hardwood flooring and a granite-topped bar with built-in cabinetry and mirror-backed lighted glass shelving
- Stunning kitchen with hardwood flooring, ample cabinetry, and casual dining space next to a granite-topped butler's pantry plus an entertainment buffet
- Lower-level den/library with built-in shelving (possible 3rd bedroom)
- Spacious master suite with spa-like bath and a 2nd suite, ideal for family or guests
- Amenities include a low-voltage, high-intensity lighting system and built-in speakers with volume control
- Attached 2-car garage
- Gated community with pool, spa, and clubhouse
- Excellent Las Lomitas schools

OFFERED AT \$1,549,000

VIRTUAL TOUR AT www.1274SharonPark.com



**HUGH
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#1 Agent, Menlo Park – El Camino Office, 2012
Ranked #85 Nationally by *The Wall Street Journal*, 2013
Over \$1.5 Billion in Sales

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DETAILS OF THE HOME

Entry

- Two-story entry featuring a paneled, solid core front door with brass hardware
- Light and bright – glass side windows with plantation shutters and large transom windows
- Large decorative chandelier
- Lighted art alcove and tile floors

Living room

- Spacious step down living room
- Several windows and sliding glass door overlooking private patio and deck
- Carpeting, crown molding, floor-to-ceiling plantation shutters
- Natural gas fireplace with electric ignition, traditional mantel, marble hearth and surround, and custom glass enclosure
- Large, framed, built-in beveled mirror
- Custom built-in entertainment center armoire can accommodate TV and AV equipment
- Low-voltage, high-intensity lighting system
- Built-in speakers with volume control

Dining room

- Gleaming random plank oak hardwood floors
- Half wall between dining and living room
- Built-in bar/server area with granite countertop, cabinets with drawers and adjustable shelves, and lighted glass shelving
- Double doors to kitchen
- Low-voltage, high-intensity lighting system and crown molding

Kitchen

- Large kitchen with ample room for casual dining or sitting area, plus a window overlooking front garden
- White cabinets with Corian countertops, double sink, and decorative tile backsplash
- Built-in Fisher & Paykel 1-drawer dishwasher
- GE Profile Performance 2-door refrigerator with water/ice
- GE self-cleaning oven and microwave
- GE 4-burner electric stovetop
- Nutone pullout exhaust vent and light
- Room includes built-in buffet with granite countertop, drawers and cabinets, glass backsplash, and cabinets with glass door and adjustable shelves
- Built-in entertainment cabinet with glass shelves and doors
- Built-in speakers with volume control

DETAILS OF THE HOME

Den/3rd Bedroom

- Bi-fold door entry from living room
- Floor-to-ceiling walnut bookcase with adjustable shelves
- Built-in lighted credenza with 3 legal-sized file drawers and glass bookshelves
- Carpeting, crown molding, low-voltage can lighting system
- Sliding glass door to private rear patio with floor-to-ceiling plantation shutters

Powder Room

- Large vanity surrounded by mirrors to ceiling and two sconce lights
- Separate water closet with sliding door, fan, and light
- Tile floor
- Deep storage closet

Staircase

- Decorative iron railing
- Open alcove for seating area/art display with half wall and glass opening overlooking the front entry
- Low-voltage, high-intensity lighting

Master Bedroom

- Large room with vaulted ceiling
- Double wide sliding glass door leading to lighted private balcony
- Carpeting
- Floor-to-ceiling plantation shutters
- Two double light wall sconces
- Low voltage high intensity lighting
- Two lighted closets
- Dressing room between bedroom and bath surrounded by lighted closets

Master Bath

- Double wide marble shower with built-in bench
- Frameless glass shower enclosure
- Large dual-sink vanity with abundant drawers and cabinet space
- Marble countertop and backsplash surrounded by mirrors on 3 sides with built-in medicine cabinet and two rows of decorative lighting
- Large skylight with crown molding

DETAILS OF THE HOME

- Second Suite**
 - Large room with vaulted ceiling
 - Two operable windows overlooking back yard with plantation shutters
 - Carpeting
 - Two large, lighted closets
- Suite Bath**
 - Tub over shower with white tile backsplash
 - Single sink marble vanity surrounded by mirrors on 3 sides with built-in medicine cabinet
 - Ample drawer and cabinet space
- Garage**
 - 2-car garage with paneled door
 - Electric remote garage door opener
 - Fully finished interior with built-in storage cabinets, work bench, and partial storage loft
 - Painted cement garage floor
- Exterior**
 - Beautifully landscaped entrance with private garden
 - Private deck, patio, garden area, and courtyard
 - Fully landscaped and features low-voltage lighting
 - Rear gate opens to the landscaped common area lawn surrounded by mature trees
- Other Amenities**
 - Walking distance to common area pool, spa, and clubhouse/entertainment area
 - Forced air heating and air conditioning
 - New carpeting and paint
 - Built-in audio system with controls in living room and kitchen
 - Automatic drip system for front and rear landscaping
 - Custom plantation shutters throughout
 - Random plank oak hardwood floors recently refinished
 - Recently replaced hot water heater

Virtual Tour at www.1274SharonPark.com

Disclosure Package Available Upon Request

Listed by Hugh Cornish, BRE #00912143. Any statistics or prices while not guaranteed have been secured from sources I believe to be reliable. I recommend that the buyer have a licensed contractor inspect the property and review any and all the available reports, building permits and disclosures. In addition, I 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 Menlo Park Building Department. Buyer shall verify square footage of lot and all structures. Buyer shall verify attendance at local schools.

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