

# PARK-LIKE SETTING WITH MAJESTIC REDWOODS

This beautifully remodeled single story home is located on one of Portola Valley's most beloved streets. Bright and open with picture windows and skylights, this home features 2,700 square feet of living space including 3 bedrooms, 3 full bathrooms, an office/guest room, formal living room, separate dining room, large kitchen and family room. Immaculately landscaped gardens provide a tranquil, creek-side retreat with flowering foliage and beautiful redwood trees bordering a privately owned open space. The large paver-stone patio is ideal for entertaining and the bonus out building with finished interior and patio is a unique space for a workshop or hobby area.



## 111 WYNDHAM DRIVE, PORTOLA VALLEY

- 3 bedrooms and 3 full bathrooms plus office/guest room
- Approximately 2,700 square feet of living space
- Living room, formal dining room, family room
- Large kitchen with granite countertops and breakfast nook
- Attached 2-car garage
- Beautifully landscaped grounds featuring majestic redwoods, garden flowers and fruit trees
- Lot size of approx. .40 acre (17,400 square feet)
- Great location close to Portola Valley Center
- Top rated Portola Valley schools

Offered at \$2,395,000

Virtual Tour at [www.111Wyndham.com](http://www.111Wyndham.com)

# HUGH CORNISH

[www.HUGH-CORNISH.COM](http://www.HUGH-CORNISH.COM)

650.566.5353  
[hcornish@cbnorcal.com](mailto:hcornish@cbnorcal.com)

CalBRE# 00912143

This information was supplied by Seller and/or other sources. Broker believes this information to be correct but has not verified this information and assumes no legal responsibility for its accuracy. Buyers should investigate these issues to their own satisfaction. Information deemed reliable, but not guaranteed. ©Marketing Designs, Inc. 650.802.0888 marketingdesigns.net

#1 Agent, Menlo Park – El Camino Office, 2013

Ranked #85 Nationally by *The Wall Street Journal*, 2013

Over \$1.5 Billion in Sales



# 111 Wyndham Drive

## Portola Valley

### Entry

- Front entry features solid cherry wood front door and side lights with beveled glass windows

### Living Room

- High, vaulted ceiling gives an open, airy feeling to the room
- Large picture window invites the outdoor beauty inside
- Two French doors lead to the patio and back yard
- Built-in curio cabinets flank the wood-burning fireplace with custom mantel and limestone surround

### Formal Dining Room

- Large picture window overlooks lovely garden
- Special architectural details include tray ceiling and custom border around window

### Office/guest room

- Located off front entry
- Features custom crafted hardwood built-in desk, bookshelves, small closet and queen-size wall bed
- Large windows with painted wood plantation shutters overlooking garden

### Kitchen

- Beautifully updated with granite counters and tumbled marble backsplash
- Solid wood custom cabinets
- Large center island with sink, abundant storage space and pendant lights
- SubZero integrated refrigerator and freezer
- New Frigidaire Professional double wall oven; each oven with convection bake and steam clean options
- Built-in GE microwave
- Thermador 4-burner range with grill, warming shelves above and vent hood
- Bosch dishwasher
- Built-in desk area with office organization
- Breakfast nook with sliding door access to the patio and backyard
- Large wall-controlled skylight with retractable sun shade

### Family Room

- Floor-to-ceiling windows with dual French door access to the patio and backyard
- Built-in entertainment center with 5 speaker theater system
- Custom solid wood cabinets and bookshelves
- Vaulted ceiling featuring two wall-controlled skylights with retractable sun shades

- Wood burning fireplace with carved wood mantle and slate surround

### **Mud Room/Pantry**

- Custom cabinets, Corian counters, deep sink and mini-fridge
- Could be used as a family homework/computer center, entertainment prep and crafting area
- Access to 2-car attached garage
- Pantry features custom cabinets with pull-out shelves for easy access

### **Hall Bathroom**

- Tiled floor and stall shower with glass enclosure
- Sink in customized wood chest with brushed nickel fixtures
- Operable skylight

### **Bedroom 1**

- Large windows with painted wood plantation shutters overlooking garden
- Built-in desk with bookshelves
- Spacious closet with custom organizer
- New plush wall-to-wall carpeting
- Adjoining shared full bathroom

### **Jack and Jill Bathroom**

- Dual sink tiled vanity featuring brushed nickel fixtures
- Window with painted wood plantation shutters
- New plush wall-to-wall carpeting
- Separate water closet/bathing area featuring a tub with shower and large operable skylight

### **Bedroom 2**

- Large windows with painted wood plantation shutters overlooking side rose garden and fruit trees
- Built-in desk with bookshelves
- Spacious closet with custom organizer
- New plush wall-to-wall carpeting
- Adjoining shared full bathroom

### **Master Bedroom**

- Large windows offer abundant natural light
- French door access to patio and backyard
- Walk-in closet features custom organizer

### **Master Bathroom**

- Marble vanity with make-up area
- Limestone bath featuring Ultra Hydrojet tub with self-drying jets
- Glass enclosed stall shower with built-in shelves
- Separate water closet

## Hallway

- Laundry room with Corian counter and cabinet space
- Large linen closet with custom organizer
- Three skylights offer abundant natural light

## Grounds

- Beautifully landscaped front and back gardens featuring azaleas, roses, rhododendrons, hydrangeas, mature trees and more
- Newly repaved driveway to 2-car attached garage
- Paver stone walkway to front entry surrounded by front garden
- Paver stone patio and lush lawn in backyard overlooking adjacent creek
- Side yard dog run area features raspberry bushes and peach and plum trees

## Additional Features

- Gorgeous Rose River Eucalyptus hardwood flooring in living areas
- Recessed lighting throughout
- Dual pane windows by Kolbe and Kolbe throughout
- Integrated inside/outside speaker system
- Fire sprinklers
- Burglar, smoke and heat alarm system
- Hot water recirculation system
- Automatic watering system with drip irrigation in front and back yards
- All living space cabinets and built-ins custom made by Segale Bros.; all closet organizers by Closet Dimensions; high-end plumbing fixtures
- Solid interior doors
- Walk to Parkside Grille, churches and the Portola Valley Town Center to visit the library, playground, soccer and baseball fields, tennis/basketball courts, farmer's market
- Top rated Portola Valley schools

**Disclosure Package Available Upon Request**

*Listed by Hugh Cornish, DRE #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 Town of Portola Valley Planning and Building Department. Buyer shall verify square footage of lot and all structures. Buyer shall verify attendance at local schools.*