

LIGHT & BRIGHT END-UNIT TOWNHOME

Welcome to this bright, spacious, and completely updated end-unit townhome in desirable Sharon Hills. The home features a large dining area and living room plus a spacious chef's kitchen with breakfast nook. The entertainment rooms are filled with natural light from sliding glass doors leading to two private decks. Upstairs, the 3 bedrooms are highlighted by the master suite, which has its own private balcony. This home also features a separate office/bonus room off the 2-car garage. Great location across the street from the community pool, spa, and tennis court, plus access to top-rated Las Lomas schools – the perfect place to call home!



1290 TRINITY DRIVE, MENLO PARK

- Desirable two-level Sharon Hills end-unit townhome on a large corner lot
- 3 bedrooms and 2.5 baths with separate office/bonus room
- Living space of approx. 2,865 sq. ft.
- Spacious living room with fireplace and separate dining room overlooking private deck
- Remodeled chef's kitchen with custom cabinets and stainless steel appliances
- Large upstairs master suite with vaulted ceilings and a private balcony
- Recently replaced expansive wraparound wood deck
- New 2-zone forced heating and cooling systems
- Attached, oversized 2-car garage (approx. 660 sq. ft.) with abundant storage
- Award-winning Las Lomas School District

www.1290Trinity.com Offered at \$2,275,000

Top 1% Internationally – Coldwell Banker

Ranked #131 Nationally by *The Wall Street Journal*, 2016

Over \$1.9 Billion in Sales

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1290 Trinity Drive, Menlo Park

Public Rooms

Foyer

Wide natural wood steps welcomes you to this home with large double doors and a sunlit foyer with tile floor; stairs up to the main living level

Dining Room

Entry way leads upstairs to a formal dining room with natural light and a view of the open space and a private deck

Downstairs Half bath

Generously sized half bath with a large vanity with custom countertop and tiled floor

Living Room

Picture windows and sliding glass door with access to the wrap-around deck and view of open space; gas burning fireplace; built-in entertainment center; crown molding; bar area with small refrigerator and sink and an abundance of storage.

Kitchen

Chef's kitchen which was custom remodeled with all soft close drawer lower cabinets, Jennair stainless steel appliances, stainless carousel corner racks, casual dining area and bar seating; outside eating on deck with view of open space; hardwood floors, double sink surrounded by large quartz counter top and a pantry with pull out drawers.

Laundry Room

Laundry room with Fisher & Paykel washer and dryer; sink, counter space and ample storage cabinets

Bonus Room/Office

Private office/bonus room off garage with a closet, shelving and view of open space

Garage

Attached extra-large 2-car garage with high ceilings; built in counters & storage cabinets and custom plastic floor covering

Personal Accommodations

Master Suite

Large master suite with private deck; views of open space; high ceilings; room for a sitting area; master bath with double sinks; storage; vanity seating; his and hers custom walk in closets, Jacuzzi tub, separate stall shower; skylight for natural light

Bedrooms 2 & 3

Two bedrooms each with carpeting; one bedroom has custom desk unit and window overlooking open space while the other has an oversized closet.

Hall Bath

Updated fixtures; vanity with storage; shower over tub; large linen closets in the hallway

Additional Features

- Wall-to-wall carpeting in living areas and the bedrooms
- Recently replaced wrap-around wood deck for entertaining
- New 2-zone forced heating and cooling systems
- Built-in security system
- Across the street from tennis court and pool/spa
- Within walking/biking distance to shops and restaurants

Disclosure Package Available Upon Request

Listed by Hugh Cornish. 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 Menlo Park Building Department. Buyer shall verify square footage of lot and all structures. Buyer shall verify attendance at local schools.