

---

# 53 JAMES AVENUE, ATHERTON

---

## SUMMARY OF THE HOME

- Three-level main residence with 4 bedrooms, 4 full baths, and 2 half-baths
- Spacious 1-bedroom, 1-bath guest house with full kitchen
- Approximately 10,745 total square feet
  - Main house: 8,425 square feet
  - Guest house: 1,015 square feet
  - Garage: 760 square feet
  - Storage: 545 square feet
- Approximately 1.14 very private, level acres

## DETAILS OF THE HOME

### *Public Rooms*

#### **Foyer**

Front door and sidelights, each with inset top-level panes of beveled-edge glass; the two-story vaulted ceiling showcases a clerestory window and alabaster chandelier; limestone flooring is inlaid with a stunning rectangular medallion complemented by crisp white millwork with tall baseboards and refined moldings; adjacent to the foyer is a stone gallery with floor-to-ceiling glass doors that open to a screened and heated loggia ideal for indoor-outdoor entertaining with built in barbecue and fireplace.

#### **Living Room**

Brazilian hardwood flooring begins in this grand room and continues throughout most of the home; a tray ceiling with uplighting encircles the room, which includes a windowed alcove ideal for a grand piano.

#### **Dining Room & Butler's Pantry**

Formal dining room has a stunning Fortuny chandelier hanging from the 6-sided tray ceiling with uplighting; a floor-to-ceiling window overlooks the gardens; an adjoining butler's pantry has a granite serving counter, Sub-Zero wine cooler, Miele dishwasher and sink.

#### **Kitchen**

Custom cabinetry with center island, all topped in granite slab with full-height backsplashes and metal tiles behind the cooktop; a breakfast bar counter partitions the casual dining area, which is defined by a drum chandelier; a walk-in pantry is found in the adjacent mudroom; a skylight above the island provides natural light.

#### **Appliances**

Wolf 6-burner gas range with oven; microwave, second oven, and warming drawer; 2 Miele dishwashers; 2 Sub-Zero refrigerator drawers; refrigerator and freezer; instant hot/cold filtered water dispenser.

#### **Family Room**

Flowing from the kitchen, the family room has a towering cathedral ceiling with exposed beams and two circular brushed-chrome chandeliers; French doors open to the rear grounds and pool; floor-to-ceiling custom cabinetry integrates a concealed media center and built-in speakers; a gas-log fireplace with elevated hearth is outlined with a carved limestone mantelpiece.

#### **Library**

Double-door entrance to a handsomely appointed room entirely paneled in mahogany with herringbone patterned Brazilian hardwood floors; coffered ceiling is dotted with recessed lights and banquette seating is found beneath an expansive window offering a picturesque view of the garden with water features; a gas-log fireplace is integrated into the paneling and backed with herringbone tile; a secret door opens to a hidden closet for added storage.

#### **Recreation Room (lower level)**

Spacious room with textured low-pile carpeting, richly hued cherry wood wainscot paneling, tray ceiling with uplighting, Hilliard pendants; full bar with marble-topped counter seating, instant hot/cold filtered water dispenser, Miele dishwasher, Sub-Zero refrigerator and freezer drawers.

#### **Fitness Center & Spa Bath (lower level)**

Generous proportions with textured low-pile carpeting, cherry wood wainscot, full-height mirrors on two walls, and expansive windows open to light well; the adjacent spa bath, also accessible from the lower foyer, is finished in honed limestone and sports a Porcher pedestal sink, cedar sauna, and steam shower.

#### **Home Theatre (lower level)**

A secret panel in the recreation room integrates a door to the soundproofed home theatre; the interior is designed with an art deco theme with upholstered walls, carpeting, tiered reclining seating for 6, plus a cinema screen and projection system.

#### **Wine Cellar (lower level)**

A hallway with bifold glass doors concealing all of the home's electronic components precedes a glass door entrance to the wine cellar; custom cedar racking holds approximately 800 bottles in a temperature-controlled environment.

### *Personal Accommodations*

#### **Office/Bedroom Suite 1 (main level)**

Spacious bedroom suite, customized for a home office with extensive upper and lower cabinetry on two walls, one including a concealed sewing machine lift; a double-door closet provides added storage; en suite Carrara marble and glass tile bath has a single-sink vanity and tub with overhead shower and frameless glass enclosure.

### Master Bedroom Suite (main level)

Grand-sized room with a window-lined sitting alcove overlooking the rear grounds; French doors open to a private covered terrace; the tall tray ceiling is brightened by dual Donghia Stellare chandeliers; the walk-in “his and hers” closets are beautifully appointed with concealed storage, connecting to a foyer area with built-in drawers and a mini refrigerator; en suite bath has a long dual-sink vanity plus separate makeup vanity, an air jet/whirlpool tub, large frameless glass shower with wall, rainspout, and handheld sprays, plus a private commode room.

### Bedrooms 3 and 4 & Bath (upper level)

Comprising the upper level of the home are two large bedrooms with Brazilian hardwood floors, dormer windows, walk-in closets, built-in storage and wired for media; each bedroom directly accesses a spacious Carrara marble and glass tile bathroom with separate vanities, a large frameless glass shower and air jet/whirlpool tub.

### Guest House

Covered, poolside terrace entrance with heater and fan and double French doors to the guest house, which is finished with limestone floors; living room with cathedral ceiling and gas fireplace beneath wiring for media; separate dining area has a drum chandelier and full wall of custom cabinetry; full kitchen has granite counters and a retractable window opening to a bar on the terrace; appliances include a Wolf gas range with oven, microwave, Miele dishwasher, and Sub-Zero refrigerator with cabinet panels; a spacious separate bedroom overlooks a private patio and is served by a full bath with secondary entrance for use from the pool, shower, and stacked Bosch washer/dryer.

### Other Interior Features

- Formal powder room with a marble-topped vanity against a Barbara Barry tiled wall
- Mudroom with outside entrance, banquette seating, and built-in desk center with soapstone counters beneath a large cork board wall
- Half-bath just off the mudroom
- Washlet automated commodes in all bathrooms, including guest house, except formal powder room and spa bath

- Remote-controlled blinds on most windows
- Laundry room with sink, Maytag Neptune drying cabinet, Whirlpool washer, ironing center, linen closet, and chute from second floor
- Crestron home automation system for control of power, security, climate, Lutron lighting, audio/visual, external cameras, front door alert, window shades and blinds.
- Distributed sound speakers inside and out
- Central vacuum in main house
- Whole-house water purification system
- 4-zone air conditioning in main house
- Radiant floor heat on main and lower levels; forced-air on upper level
- Guest house with forced air heating and air conditioning
- Upscale hardware and fixtures such as Rocky Mountain and Dornbracht
- Extensive, finished lower-level storage room with shelving
- Attached 3-car garage with wall of built-in cabinetry

### Exterior Features

- Connecticut bluestone and iron entry wall with electronically controlled gate leading to a paver stone driveway and motor court
- Natural gas heated 42-foot pool and spa with Pebble Tec finish and automatic cover
- Spacious loggia with retractable Nana glass doors, automated retractable screens, wood-burning fireplace, built-in natural gas barbecue center, plus two ceiling fans and two heaters
- Outdoor dog-washing or gardening/potting station just off the mudroom
- Four raised vegetable beds
- Extensive exterior low-voltage lighting for trees, pathways, and garden
- Secret side garden with three sculptural garden rock water features
- Natural gas powered backup generator
- Fully automatic and programmable irrigation system throughout the property

Offered at \$10,995,000

For video, floor plans, additional photos and information, visit [www.53James.com](http://www.53James.com)



### Hugh Cornish

650.566.5353  
hcornish@cbnorcal.com  
CalBRE# 00912143  
hughcornish.com



GLOBAL  
LUXURY.

### Debbie Wilhelm

650.400.3111  
dwilhelm@cbnorcal.com  
CalBRE# 01044009  
debbiewilhelm.com

