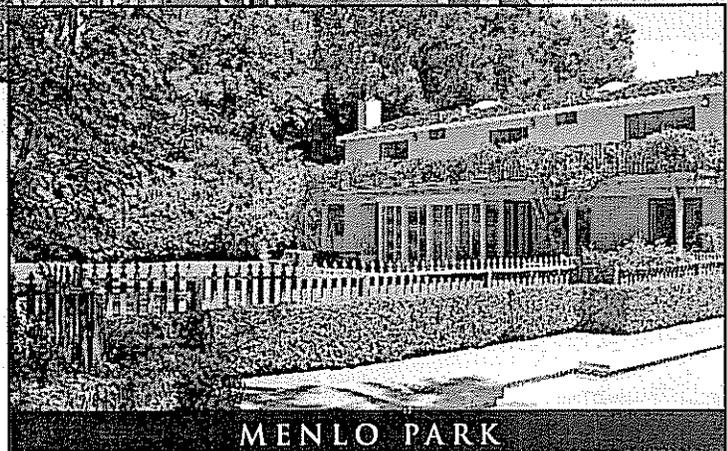
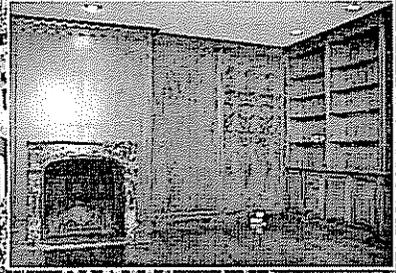
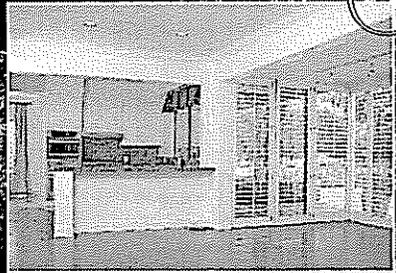


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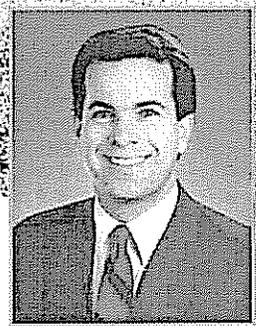


**MENLO PARK
1220 ARBOR ROAD**

WELCOME to this two-story Traditional home, set on an approximately 28,000+ square foot flag lot, located in the most sought-after area of Menlo Park. Surrounded by a landscaped garden, this lovely home offers charm, comfort, and complete privacy. The first floor incorporates a living room, dining room, library, family room, kitchen, guest powder room, and au pair suite. On the second floor are three bedrooms, and four baths, including a sumptuous master suite with two full baths. A newly-refinished, fully-enclosed swimming pool and spa complete the amenities.

- Lot size of approximately 28,000+ square feet
- Four bedrooms and five and one-half baths
- Living room, formal dining room, family room, and library
- Updated kitchen with granite counters and new appliances
- Landscaped garden with newly-refinished pool and spa
- Menlo Park School District

Offered at \$3,799,000



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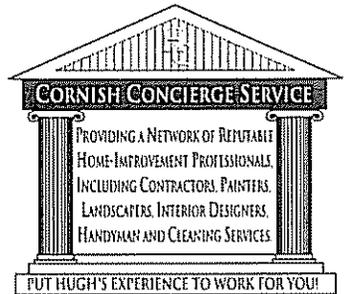
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1220 Arbor Road

Menlo Park

Welcome to this two-story Traditional home, set on a quiet flag lot located within the Menlo Park school district. Surrounded by a landscaped garden, this lovely home offers charm, comfort and complete privacy. The first floor incorporates a living room, dining room, library, family room, kitchen, guest powder room and au pair suite. On the second floor are three bedrooms, and four baths, including a sumptuous master suite with two full baths. A newly-refinished, fully-enclosed swimming pool and spa complete the amenities.

Summary of Features

- A paneled door opens from the brick front porch into the **entry hall**
- A sweeping, free-standing **staircase** is open to the second-story ceiling
- The **living room** features a fireplace with a marble hearth and surround
- Double folding doors open into the adjoining formal **dining room**
- The **family room** has a built-in media cabinet and floor-to-ceiling windows
- The handsome **library** is lined in rich paneling, cabinets and bookshelves
- The **kitchen** has been updated with granite countertops and new appliances
- A guest **powder room** is conveniently located off the entry hall
- The **laundry room** has a deep soaking sink and full-sized washer and dryer
- The downstairs **au pair suite** has a double closet and full bath
- **Three upstairs bedrooms** include
 - A sumptuous **master suite** with a walk-in closet and **two luxurious baths**
 - **Two additional bedrooms** each with its own private **full bath**
- The oversized, **two car attached garage** has an automatically operated door
- The paved and graveled **driveway** is guarded by two natural stone pillars
- In the front garden, white **rose bushes** are framed by manicured hedges
- The newly-refinished **swimming pool and spa** are completely enclosed
- A lush lawn borders the covered **aggregate patio** at the rear of the house
- **Mature trees** and shrubs ring the perimeter of the property
- Fully landscaped flag lot of approximately **.66 of an acre** (28,750 square feet)
- Approximately **3310 square feet of living space**
- Excellent **Menlo Park School District**

Approach

- The paved and graveled driveway is guarded by two natural stone pillars topped by decorative planters
- A graveled forecourt provides ample guest parking
- White rose bushes framed by manicured boxwood hedges line the brick front walk

First Floor

Entry Hall

- A paneled door opens from the covered brick front porch
- Suspended from the ceiling, an antique brass light fixture illuminates the **entry hall**
- To the right of the front door, floor-to-ceiling windows admit natural light
- To the left, a wide doorway opens into the living room
- Ahead, a second doorway opens into the family room
- The sweeping free-standing staircase has spindle banisters topped by an oak rail
- Crown moldings and baseboards
- Polished, random-plank oak hardwood floor

Living Room

- The elegant **living room** is perfect for entertaining
- Centered on one wall is a wood-burning fireplace with a marble hearth and surround, as well as a gas starter
- A sash window to the left of the fireplace overlooks the side garden
- At one end of the room, a bay window frames a view of the front garden
- At the other end, paneled double doors open into the dining room
- Spot lights are recessed into the ceiling
- Crown moldings and baseboards
- Polished, random-plank oak hardwood floor

Dining Room

- The formal **dining room** adjoins the living room
- Suspended from the ceiling, a silver chandelier provides flattering illumination
- At one end of the room, sliding glass doors open to the rear garden

- Two windows flank a spot-lit alcove
- Windows are curtained in Donghia silk draperies
- A swing doorway allows convenient access kitchen
- Crown moldings and baseboards
- Polished, random-plank oak hardwood floor

Family Room

- In the comfortable **family room** floor-to-ceiling windows frame a view of the rear lawn and garden
- The windows are screened by plantation shutters
- Two sliding glass doors open to wisteria-draped, aggregate patios on either side
- Media and storage cabinets are built-in
- Paneled double doors open to the library
- A granite breakfast bar separates the family room from the kitchen
- Spot lights are recessed into the ceiling
- Crown moldings and baseboards
- Polished herringbone parquet floor

Library

- The handsome **library** is lined in rich paneling and built-in bookshelves
- The French-style wood-burning fireplace has a marble mantel, hearth and surround, as well as a gas starter
- Media and storage cabinets are built-in
- Sliding glass doors open to the wisteria-draped, aggregate patio
- Spot lights are recessed into the ceiling
- Deep crown moldings and baseboards
- Polished, random-plank oak hardwood floor

Kitchen

- The **kitchen** has been updated with attractive granite counter tops
- The paneled cupboards are painted white
- The double stainless steel sink has a gooseneck, pull-out faucet
- The kitchen enjoys a view of the rear lawn and garden through a wide window
- New, state-of-the-art appliances include two Thermador stacked ovens, one a microwave, A Thermador five-burner gas cooktop and a Broan hood
- The capacious pantry closet has swing-out shelves

- Spot lights are recessed into the ceiling
- Crown moldings and baseboards
- Polished, herringbone parquet floor

Guest Powder Room

- The **guest powder room** is located off the entry hall
- The sink is set into a marble mosaic counter and accented with brass fixtures
- Twin crystal sconces provide flattering light
- The faux-painted walls are reflected in the large mirror above the sink
- Crown moldings and baseboards
- Creamy, marble tile floor

Laundry Room

- The **laundry room** is located around the corner and down the hall
- Cabinets are built-in above the full-sized Amana washer and dryer
- A deep porcelain soaking sink is set into one corner
- A closet holds bins for sorting
- A door with glass panes opens to the garage breezeway
- Spot lights are recessed into the ceiling
- Checkerboard linoleum tile floor

Au Pair Suite

- The **au pair suite** is sequestered off the laundry room
- A fitted, double closet provides hanging and shelf space
- Three windows overlook the garage breezeway
- Spot lights are recessed into the ceiling
- Crown moldings and baseboards
- The private, full **bath** features a shower-over-tub
- The sink is set into a Corian counter beneath a large mirror
- Spot lights are recessed into the ceiling
- Wall-to-wall Berber carpet throughout

Second Floor

Staircase and Upstairs Hall

- The sweeping, freestanding **staircase** leads to the **upstairs hall**

- At the top of the stairs a series of windows admits natural light
- An antique brass light fixture is suspended from the ceiling
- Crown moldings and baseboards
- Cream-colored wall-to-wall carpet

Upstairs Bedroom Suite #1

- **Upstairs bedroom suite #1** is located at the top of the staircase
- Sliding glass doors open to a balcony, which runs the length of the house and overlooks the rear garden
- The window is screened by a plantation shutter
- A small closet is tucked away behind the door
- An Adirondack lantern light fixture is suspended from the ceiling
- Crown moldings and baseboards
- Cream-colored wall-to-wall carpet
- The walk-through closet features custom-designed shelf and hanging space
- A skylight admits natural light
- A pocket door opens to the private **full bath**
- The porcelain sink is set into Corian counter beneath a wall of mirror
- The bath also has a shower-over-tub, as well as a commode
- The window is screened by a plantation shutter
- Spot lights are recessed into the ceiling
- Crown moldings and baseboards
- Blonde hardwood floor

Upstairs Bedroom Suite #2

- **Upstairs bedroom suite #2** is located halfway down the hallway
- Sliding glass doors open to a balcony, which runs the length of the house and overlooks the rear garden
- Two wardrobe-style, fitted closets have decorative doors curtained in fabric
- A glass star fixture is suspended from the ceiling
- Crown moldings and baseboards
- Cream-colored wall-to-wall carpet
- A pocket door opens to the private **full bath**
- The porcelain sink is set into Corian counter beneath a wall of mirror
- A skylight admits natural light
- The shower-over-tub and commode are enclosed in a separate compartment

- Overhead light fixture
- Crown moldings and baseboards
- Blonde hardwood floor

Master Suite

- The **master suite** is situated at the end of the hallway
- Sliding glass doors open to a balcony, which runs the length of the house and overlooks the rear garden
- The sliding glass doors are screened by plantation shutters
- Spotlights are recessed into the ceiling
- Crown moldings and baseboards
- Cream-colored wall-to-wall carpet
- The **walk-in closet** features shoe racks, custom-designed bins, built-in bureaus and hanging space
- A window overlooks the front garden
- Overhead light fixture
- Crown moldings and baseboards
- Cream-colored wall-to-wall carpet
- There are two **master baths**
- The **first** has twin fluted sinks set in a Corian counter beneath a wall of mirror
- Opposite, a tri-fold, full-length mirror conceals extra shelf storage
- The stall shower and commode are enclosed in a separate compartment
- Overhead light fixture
- Crown moldings and baseboards
- Blonde hardwood floor
- The **second** has a whirlpool tub backed by a wall of mirror
- A floor-to-ceiling linen cupboard has a pull-out shelf and laundry bin
- A skylight above admits natural light
- Spot lights are recessed into the ceiling
- Crown moldings and baseboards
- Blonde hardwood floor

Driveway and Garage

- The partially-finished, **two car garage** has an automatically operated door
- The oversized garage has room for extra storage
- The paved and graveled **driveway** is guarded by two natural stone pillars

- A graveled forecourt provides ample guest parking

Garden

- In the front garden, white **rose bushes** are framed by manicured hedges
- The newly-refinished **swimming pool and spa** are completely enclosed
- The latticed gazebo provides cover and shade for outdoor entertaining
- A lush lawn borders the covered **aggregate patio** at the rear of the house
- At the far end of the garden a children's playhouse provides a charming accent
- **Mature trees**, including heritage oaks, and shrubs ring the perimeter of the property, ensuring privacy
- The rear garden is fully fenced

Additional Features

- Fully landscaped flag lot of approximately **.66 of an acre** (28,750 square feet)
- Approximately **3310 square feet of living space**
- Excellent **Menlo Park School District**

Disclosure Package Available Upon Request

For further information please contact

Hugh D. Cornish

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