



*This Has It All!*



**MENLO PARK**

**1255 ELDER AVENUE**

WELCOME to this two-story, Traditional home, nestled behind a white picket fence in West Menlo Park. Freshly painted, with newly-refinished hardwood floors, the four-bedroom, three and one-half bath house enjoys views of the beautifully landscaped garden from every room. A central hallway leads past the living and dining rooms to the pristine, eat-in kitchen and comfortable family room. The bedrooms, including a delightful master suite, are on the second story. The attached two-car garage is fully finished, with built-in storage and a workbench. The backyard has a whirlpool spa and a Barbara Butler play structure incorporating a climbing wall, electricity, zip line, and water-cannon. High-quality finishes throughout create a timeless charm – this home truly has it all!

- Four bedrooms and three and one-half baths
- Living room, formal dining room, and family room
- Pristine kitchen with informal dining area
- Fully-fenced backyard with spa and play structure
- Walk to excellent Menlo Park schools

*Offered at \$2,250,000*



presented by

**HUGH  
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# *1255 Elder Avenue*

## *Menlo Park*

*Welcome to this two-story, Traditional home, nestled behind a white picket fence in West Menlo Park. Freshly painted, with newly-refinished hardwood floors, the four-bedroom, three and one-half bath house enjoys views of the beautifully landscaped garden from every room. A central hallway leads past the living and dining rooms, to the pristine, eat-in kitchen, and comfortable family room. The bedrooms, including a delightful master suite, are located on the second story. The attached two-car garage is fully finished with built-in storage and a workbench. The backyard has a whirlpool spa and a Barbara Butler play structure incorporating a climbing wall, electricity, zip line and water-cannon. An easy walk to excellent Menlo Park schools. High-quality finishes throughout create a timeless charm – this home truly has it all!*

### Summary of Features

- A paneled door opens from the covered front porch into the **central hallway**
- A wood burning fireplace is the focal point of the elegant **living room**
- The formal **dining room** enjoys a view of the beautifully landscaped garden
- The pristine **kitchen** is expanded by **informal eating area**
- **Family room** is enhanced by built-in bookshelves and wood burning fireplace
- The charming **guest powder room** has faux-painted walls in a diamond pattern
- **Four bedrooms** and **three full baths** include:
  - The delightful **master-suite** with a private bath and a walk-in closet
  - A **guest bedroom** with a private **full bath**
  - Two **additional bedrooms** plus a **full bath**
- The **laundry room** is conveniently located on the second story
- A **white picket fence** surrounds the beautifully landscaped front garden
- The red brick **front walk** is bordered by lush lawn
- A salt-finish cement patio runs along the rear of the house
- In the **backyard**, a majestic heritage oak is ringed by a wooden deck
- The elevated **spa** is also encased in a wooden deck
- The two-story play structure was designed by famed designer Barbara Butler
- Mature **perimeter shrubs** and evergreen trees ensure peace and privacy
- The paved cement drive leads to the fully-finished **two-car garage**
- Walk to excellent **Menlo Park Schools**

# *Interior*

## *First Story*

### **Entry Hall**

- A paneled door topped by a fanlight opens from the covered front porch into the **central hallway**
- The central hallway leads past the living and dining rooms to the family room and kitchen
- Wainscoting, crown moldings, baseboards and newly refinished oak hardwood flooring

### **Living Room**

- A wood burning fireplace with an antique brick hearth and surround is the focal point of the elegant, step-down **living room**
- A bay window frames a view of the beautifully landscaped front garden
- Folding double doors open into the family room
- Recessed spotlights are set into the ceiling
- Deep crown moldings, baseboards and newly refinished oak hardwood flooring

### **Dining Room**

- The formal **dining room** enjoys a view of the beautifully landscaped front garden
- A swing door allows access to the kitchen
- The walls are faux-painted a rich terra cotta color
- The bronze chandelier has an oak leaf motif
- Recessed spotlights and stereo speakers are set into the ceiling
- Paneled wainscoting, crown moldings, baseboards and newly refinished oak hardwood flooring

### **Kitchen**

- The **kitchen** is found at the end of the central hallway
- The tile-topped paneled cupboards are painted white with brass hardware
- The center island has a butcher-block top
- Appliances include a four-burner, KitchenAid gas cook top, stacked General Electric ovens, KitchenAid dishwasher, a KitchenAid side-by-side refrigerator/freezer and a Hotpoint microwave oven

- The double, porcelain steel sink faces a wide window overlooking the backyard
- Appliance garages are built in above the counters on either side of the sink
- Recessed spotlights are set into the ceiling
- The kitchen is separated from the informal eating area by a tile topped counter
- A pantry closet is next to the swing door the to the dining room
- Sliding glass doors open from the **informal eating area** to the rear patio
- To the left of the doors, a housekeeping desk is built-in
- A large storage cupboard is built in next to the housekeeping desk
- A graceful bronze chandelier is suspended from the ceiling
- A wall of windows frames a view of the wonderful backyard
- Beneath the windows, a tile counter tops shallow china storage cabinets
- Crown moldings, baseboards and newly refinished oak hardwood flooring

## Family Room

- The comfortable **family room** is enhanced by a wood burning fireplace with a red-brick hearth and surround
- Built-in bookshelves with paneled cabinets underneath flank the fireplace
- Three windows overlook the wonderful backyard
- The tiled wet bar, with open shelves above is tucked into one corner
- Folding doors open to the step-down living room
- Recessed spotlights are set into the ceiling
- Crown moldings, baseboards and newly refinished oak hardwood flooring

## Guest Powder Room

- A pocket door leads to the charming **guest powder room**
- The walls are faux-painted in a diamond pattern
- The porcelain sink is set into a white tile counter beneath a wide mirror
- Recessed spotlights are set into the ceiling
- Crown moldings, baseboards and newly refinished oak hardwood flooring

## Garage

- The paved cement drive leads to the fully-finished **two-car garage**
- The attached two-car garage is accessed from the house through the kitchen
- The single door is automatically operated
- The garage fully finished with built-in storage and a workbench
- The furnace and hot water heater, as well as an extra refrigerator stand against one wall
- A door leads to the backyard

## *Second Story*

### **Staircase and Upper Hallway**

- An oak staircase with white banisters and an oak rail leads to the second story
- Three bedrooms, a full bath and the master suite are found off of the upper hall
- A linen closet is concealed behind paneled double doors
- Recessed spotlights are set into the ceiling
- Wainscoting, baseboards and off-white Berber carpet

### **Bedroom #1**

- **Bedroom #1** is located opposite the top of the stairs
- A wide window frames a view of the backyard
- Paneled folding doors conceal a fitted, double closet
- Overhead light and off-white Berber carpet

### **Bedroom #2**

- **Bedroom #2** is located across the hall from bedroom #1
- A wide window frames a view of the beautifully landscaped front garden
- Paneled doors conceal a fitted, triple closet
- Eave storage can be accessed through a flush door
- Overhead light and off-white Berber carpet

### **Bath**

- The **full bath** has an attractive white Carrara marble tile floor
- A mirrored wall overhangs the white painted vanity
- The white tile countertop encases twin porcelain sinks
- The shower-over-tub is lined in off-white tile and enclosed in clear glass
- A window frames a view of the backyard
- Recessed spotlights are set into the ceiling

### **Bedroom #3**

- **Bedroom #3** is located at the end of the hall to the right of the staircase
- A wide window frames a view of the side yard
- Paneled folding doors conceal a fitted, double closet
- Overhead lighting and off-white Berber carpet
- A pocket door leads to the adjoining private **bath**
- A mirrored wall overhangs the white painted vanity

- The white tile countertop encases a porcelain sink
- The stall shower is lined in off-white tile and enclosed in clear glass
- A window frames a view of the side
- Recessed spotlights and attractive white Carrara marble tile floor

## Master Suite

- The delightful **master bedroom** is situated to the left of the staircase
- The cathedral ceiling frames a window overlooking the landscaped front garden
- A series of drawers and cabinets, including a cabinet for the television is built-in beneath a second window
- A lighted walk-in closet provides ample shelves and hanging space
- Pull-down steps to the full attic are located in the master suite hallway
- Eave storage can be accessed through a pair of flush doors
- Recessed spotlights and off-white Berber carpet
- The **master bath** is located past the walk-in closet
- A mirrored wall overhangs the white painted vanity
- The white tile countertop encases twin porcelain sinks
- The stall shower is lined in off-white tile and enclosed in clear glass
- The tub is set into a tile deck beneath a skylight which gazes into the branches of a majestic heritage oak
- Brass fixtures are charming accents
- The white tile countertop encases a porcelain sink
- The stall shower is lined in off-white tile and enclosed in clear glass
- A window frames a view of the side yard
- Recessed spotlights and off-white tile floor

## Laundry Room

- The **laundry room** has hook-ups for a full-sized washer and dryer
- Storage cupboards above the washer hook-up hide cleaning supplies
- A hanging rod is suspended above the dryer hook-up
- Overhead light and white Carrara marble tile floor

## Bonus Room

- A commodious, fully finished bonus room is located next to the laundry room
- This flexible space is plumbed, and was originally intended as a darkroom
- Can spotlights and off-white Berber carpet

## *Exterior*

### **Front Garden**

- A white picket fence surrounds the enchanting **front garden**
- A double gate with roses on either side opens to the brick front walkway which leads to the shady brick front porch
- The lush lawn is bordered by a clipped box hedges
- Spiral topiary juniper and standard azaleas fill the beds
- Silver birch trees overhang one side of the garden
- Opposite, a second gate leads to the pergola across the driveway

### **Backyard**

- In the **backyard**, a majestic heritage oak is ringed by a wooden deck
- The elevated **spa** is also encased in a wooden deck
- A sand-finish cement patio trimmed in red brick runs along the back of the house
- Lush lawn, mature perimeter trees and evergreen shrubs contribute to the garden's timeless appeal
- A side utility yard features covered storage for wood and storage sheds
- A corner of the garden is set up as a children's play yard with a play structure designed by renowned architect Barbara Butler, whose clients include many celebrities
- The two-story play structure incorporates a climbing wall, electricity, a zip line and two opposing water-cannons

## *Additional Features*

- Two separate heating zones, upstairs and downstairs
- Security alarm system
- Double-paned windows and paneled doors with brass fixtures throughout
- Fresh paint and newly refinished floors
- Abundant storage including a full attic accessed by pull-down steps in the master bedroom
- Walk to excellent Menlo Park schools
- Approximately 2954 square feet of living space (per owner)
- Approximately 10,000 square foot lot

**Please note: The safe in the eave storage in bedroom #3 is excluded from the sale of the property.**

**Disclosure Package Available Upon Request**

*For further information please contact*

**Hugh Cornish**

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