



# *149 Karen Way*

## *Atherton*

*Welcome to this grand Tudor manor house, whose many amenities create the perfect setting for indoor-outdoor entertaining. In the living room and formal dining room, French doors frame sun-dappled views and extend the interior to a broad patio at the rear of the house. The downstairs master suite includes two walk-in closets, an exercise studio and a luxurious private bath. Family room, kitchen, powder room and home office complete the first story. Two sweeping staircases ascend to three second-story bedroom suites, a spacious sitting room and laundry/second office. At one end of the wisteria-shaded, Bluestone patio, an outdoor fireplace backs up to a small cottage, which houses a half-bath. At the other end of the terrace, the rectangular swimming pool occupies the sunniest spot in the garden. Three-car garage. Las Lomas schools.*

### **Summary of Features**

- A floating staircase spirals around an imposing chandelier in the **entry**
- A lofty, beamed ceiling accentuates the grand proportions of the **living room**
- The elegant, formal **dining room** has a box-beamed ceiling and hardwood floor
- A hand-carved, wood-burning fireplace is the focal point of the **family room**
- Lustrous, custom-crafted cabinetry lines the **kitchen** and **butler's pantry**
- A leaded bay window, set with beveled glass, frames the **breakfast area**
- **Five bedrooms and three and one-half baths** include:
  - Downstairs **master suite** with two walk-in closets, exercise studio and bath
  - A **second downstairs bedroom** currently in use as a **home office**
  - **Two upstairs bedrooms** with fitted walk-in closets, and a shared full bath
  - A **third upstairs bedroom suite** with a fitted closet and private full bath
  - A **powder room** enhanced by a fluted sink set into an antique-style cabinet
- The upstairs **laundry room** has full-sized washer and dryer plus a soaking sink
- A desk is built-in at one end of the laundry room creating a second **home office**
- A brick breezeway separates the **three-car garage** from the house
- The wisteria-shaded, Bluestone **rear terrace** runs the length of the house
- An outdoor fireplace backs up to a **small cottage**, which houses a **half-bath**
- The rectangular **swimming pool** is backed by a columned pavilion
- **Perennial beds** are crammed with a profusion of colorful flowering plants
- The **paved, semi-circular drive** is bordered by mature trees and shrubs
- Approximately **4570 square feet of living space** on approximately **1.03 acres**
- Award-winning **Las Lomas School District**

## *Interior Downstairs*

### **Entry**

- The massive, custom-crafted walnut door front door has a wrought-iron knocker and cherry-wood inlay
- A floating, spiral staircase with an iron-work balustrade punctuates the dramatic double-height **entry**
- An arched, diamond-cut, beveled-glass leaded window admits natural light
- Above, a bridge creates a soaring link between the upstairs bedroom suites
- An imposing chandelier is suspended from a beam overhead
- The polished tile floor has been fired to look like antique brick

### **Living Room**

- The lofty ceiling accentuates the grand proportions of the **living room**
- Three sets of French doors open to the wisteria-shaded rear terrace
- The faux-painted, raw cedar paneling lends the room a baronial rusticity
- Baseboards and random-plank, oak hardwood floor

### **Dining Room**

- An ornate carved doorway demarcates the elegant, formal **dining room** from the living room
- The iron-work chandelier is suspended from the box-beamed ceiling
- A set of French doors opens to the wisteria-shaded rear terrace
- A pocket door allows access to the kitchen
- An arched, beveled-glass door leads to the family room
- Stereo speakers are recessed into the ceiling
- Baseboards and random-plank, oak hardwood floor

### **Family Room**

- A wood-burning fireplace with a hand-carved limestone hearth and mantelpiece is the focal point of the **family room**
- Decorative sconces flank the fireplace, which is equipped with a gas jet
- A tall, true divided-light window frames a view of the garden
- Two sets of French doors open to the wisteria-shaded rear terrace
- Another door opens to the breezeway between the house and garage
- A small storage closet is located next to this door
- Spotlights and stereo speakers are recessed into the channel-beamed ceiling

- Crown molding, baseboards and oak hardwood floor

## **Kitchen**

- In the **kitchen**, lustrous, cherry-wood cabinetry is topped by Jerusalem Gold limestone counters
- Custom-crafted cabinets are accented by custom, iron-work hardware
- A center island incorporates the stainless steel single sink and a breakfast bar
- The Viking 36” six-burner gas professional cook-top has a hand-carved limestone hood and backsplash
- The Kitchenaid side-by-side built-in refrigerator/freezer and Kitchenaid dishwasher are paneled to match the cabinets
- Other appliances include two stacked Thermador 30” convection ovens, a Viking 36” warming drawer, a built-in Dacor microwave and a Fisher Paykel dishwasher drawer
- A beveled-glass, leaded window forms the backdrop for the sunny breakfast area
- A cupboard nearby offer convenient storage for table settings
- A sweeping staircase with a custom, iron-work balustrade ascends to the second story
- Iron-work sconces augment spotlights recessed into the ceiling
- Crown moldings, baseboards and oak hardwood floor

## **Butler’s Pantry**

- The **butler’s pantry** is conveniently situated between the entry and the kitchen
- Lustrous, cherry-wood cabinetry topped by Jerusalem Gold limestone counters lines the walls
- At one end, is a wet bar with a round, beaten copper sink set into Jerusalem gold limestone counter
- Under the counter are a U-line ice-maker and a Sub-Zero 24” wine captain for bottles of chilled wine
- Display cupboards have doors set with wavy, antique-glass
- A roomy storage closet is concealed behind a door
- Spotlights are recessed into the ceiling
- Crown molding, baseboards, and oak hardwood floor

## **Powder Room**

- The guest **powder room** is tucked away off the butler's pantry, around the corner from the entry
- The built in vanity has a hand-crafted, antique-style cabinet with a fluted porcelain sink set into a brown marble counter
- Twin sconces augment a spotlight recessed into the ceiling
- A copper window, set with wavy, antique-glass overlooks the front drive
- Crown moldings, baseboards and oak hardwood floor

## Home Office/Additional Bedroom #1

- The cheerful **home office/additional bedroom #1** adjoins the entry
- A built-in, wraparound desk with a wooden counter takes up two walls
- A matching storage cabinet is built-in against the opposite wall
- A copper window, set with wavy, antique-glass overlooks the front drive
- Spotlights are recessed into the ceiling
- Crown moldings, baseboards and random-plank, oak hardwood floor

## Master Suite

- The **master suite** is situated downstairs, in a wing of its own beyond the living room
- A hallway, lined in bookshelves and display cabinets leads to double doors, which open into the charming **master bedroom**
- A custom-crafted television cabinet is built-in against one wall
- Bookshelves are built-in on either side of the television
- Two sets of French doors open to the rear terrace
- Spotlights and stereo speakers are recessed into the coffered ceiling
- Crown molding, baseboards and random-plank, oak hardwood floor
- The luxurious **master bath** has twin fluted sinks set into a creamy limestone counter beneath a wall of mirror
- Encased in a limestone deck, the oversized Jacuzzi tub is surrounded by windows
- The limestone shower has a clear glass enclosure
- The commode is housed in a separate compartment
- A storage cupboard is built-in opposite
- Sconces augment spotlights recessed into the ceiling
- Crown moldings, baseboards and limestone tile floor
- Two **walk-in closets** feature custom-designed shelves, built-in bureaus hanging racks, and full length mirrors

- Recessed spotlights and random-plank, oak hardwood floor

## **Exercise Studio**

- The **exercise studio** adjoins the master bath
- The triple closet conceals shelf storage and exercise accessories behind mirrored doors
- A copper window, set with wavy, antique-glass overlooks the front drive
- Spotlights are recessed into the ceiling
- Crown moldings, baseboards and random-plank, oak hardwood floor

## *Upstairs*

### **Staircases and Upper Hall**

- Two sweeping staircases ascend to the second story, one from the entry and one from the kitchen
- A bridged upper hall above the living room spans the distance between the bedrooms
- Above the front door, a copper window, set with wavy, antique-glass admits natural light
- A linen closet is located next to the door of bedroom #1
- Recessed light and oak hardwood floor

### **Additional Bedroom #2**

- **Bedroom #2** is situated at the top of the main staircase at the front of the house
- A commodious desk with drawers below and display shelves above is built-in
- The custom-fitted, walk-in closet provides ample hanging, bin and shelf storage
- A copper window, set with wavy, antique-glass overlooks the front drive
- The accessible space under the eaves is lighted and has been finished, so can be used for extra storage
- Spotlights are recessed into the lofty, beamed ceiling
- Baseboards and wool sisal wall-to-wall carpet

### **Additional Bedroom #3**

- **Bedroom #3** is situated at the top of the main staircase at the rear of the house, next to bedroom #2

- A commodious desk with drawers below and display shelves above is built-in
- The custom-fitted, walk-in closet provides ample hanging, bin and shelf storage
- Above a built-in window seat, a copper window, set with wavy, antique-window overlooks the rear garden
- The accessible space under the eaves is lighted and has been finished, so can be used for extra storage
- A lofty, beamed ceiling expands the room
- Chair rail, baseboards and wool sisal wall-to-wall carpet

## Shared Bath

- The **shared bath** has twin porcelain sinks set into a white tile counter beneath a wall of mirror
- The shower-over-tub has a clear glass enclosure and white tile surround
- Bead-board paneling lends a crisp charm
- Sconces augment spotlights recessed into the ceiling
- Crown moldings, baseboards and white tile floor

## Additional Bedroom #4

- Spacious **bedroom #4** is situated at the opposite end of the upper hall
- A commodious desk is built-in beneath a copper window, set with wavy, antique-glass overlooking the front drive
- Behind mirrored doors, a custom-fitted closet provides ample hanging, bin and shelf storage
- In addition, there is a second, smaller closet built-in under the eaves
- A decorative armoire is built-in against one wall
- Above a built-in window seat, a copper window, set with wavy, antique-overlooks the rear garden
- A door leads to the upstairs sitting room
- A lofty, beamed ceiling expands the room
- Baseboards and wool sisal wall-to-wall carpet
- The communicating **full bath** has tile floor, a shower-over-tub with a tile surround, and a single sink set in tile-topped vanity beneath a mirrored wall

## Upstairs Sitting Room

- An upstairs sitting room with is located at the top of the second staircase
- Custom-crafted cabinetry enclosing a home entertainment system home is built-in against one wall

- Opposite, two leaded windows admit natural light
- A rustic lamp with three shades is suspended from the lofty ceiling
- Spotlights are recessed into the ceiling
- Crown moldings, baseboards and oak hardwood floor

## Laundry Room/Home Office

- The **laundry room** is located off the upstairs sitting room
- There are hook-ups for full sized washer and dryer
- An extra-deep porcelain soaking sink is set into a marble counter
- Storage cabinets are built-in above the washer and dryer
- At the far end of the room, a work desk and large storage cupboard for use as a second home office are built in
- A copper window, set with wavy, antique-glass overlooks the front drive
- Crown moldings, baseboards and limestone tile floor with truffled insets

## Breezeway and Garage

- A brick **breezeway** separates the **garage** from the family room
- Mismatched windows and doors give this room whimsical appeal
- Beamed ceiling and terra cotta tile floor
- The partially-finished, three-car garage has three automatically-operated doors to the front of the house and one to the rear which allows access to the rear garden

## *Exterior*

- The wisteria-shaded, brick-edged, Bluestone **rear terrace** runs the length of the house
- The arbor encloses an outdoor dining area with a Viking Professional **built-in barbecue** and a gray granite counter
- An outdoor fireplace backs up to a **small brick cottage** with a slate roof
- This enchanting building houses a half-bath painted with a trompe l'oeil rose trellis
- The rectangular **swimming pool and spa** occupy the sunniest spot in the garden
- A graceful, elevated columned **pavilion** anchors the far end of the pool
- A latticed **shed** conceals the pool equipment
- A **fountain** bubbles away in a shady corner
- **Perennial beds** are crammed with a profusion of colorful flowering plants

- A variety of ornamental and **specimen trees** includes dwarf pine, Japanese maple, magnolia, lemon, flowering cherry, hawthorn and lilac
- A **rose garden** occupies a sunny spot
- The **paved, semi-circular drive** is bordered by mature trees and shrubs
- A sturdy **brick wall**, topped by slate shingles screens the house from the street

### *Additional Features*

- Two heating zones
- Seventy-five gallon water heater installed in 1995
- All closets custom-designed by Closet Dimensions
- Custom, European iron-work hardware
- Custom-crafted cabinetry
- Home entertainment system installed in 2007
- Built-in stereo system throughout the downstairs and rear garden
- French doors at the rear of house have been weather coated to withstand the elements
- New pebble tech pool and spa with underground, retractable cover installed in 2005
- French drainage throughout the rear garden
- Three sump pumps on the property
- Low voltage exterior lighting
- Copper gutters

### 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 Atherton Building Department. Buyer shall verify square footage of lot and all structures. Buyer shall verify attendance at local schools.*