

Luxury Living at the Mansions



2 MANSION COURT ■ MENLO PARK

Welcome to this lovely, three-bedroom, three and one-half bath condominium on a desirable cul-de-sac in Sharon Heights. Carved double doors open to the foyer, which leads past the formal dining room and down a few steps to the elegant living room. The updated kitchen incorporates a breakfast room. There is an elegant master suite with a large dressing area and full bath. All four of these rooms open to balconies, which overlook views of the landscaped surroundings. Two additional bedrooms, one currently in use as a study, have adjoining full baths. Other amenities of the condominium include use of a clubhouse and pool, two secure underground parking stalls, and a storage room. Las Lomitas schools.

- Three bedrooms, three and one-half baths
- Living room, formal dining room, and eat-in kitchen
- Two secure, underground parking stalls and a storage room
- Monthly dues of \$1,007 per month include use of the clubhouse and pool
- Award-winning Las Lomitas School District

Offered at \$1,850,000



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Atherton

Menlo Park

Portola Valley

Woodside



For more information on this property please visit my Web site at:
WWW.2MANSIONCT.COM OR WWW.HUGHCORNISH.COM

2 Mansion Court Menlo Park

Welcome to this lovely, three-bedroom, three and one-half bath condominium on a desirable cul de sac in Sharon Heights. Carved double doors open to the foyer, which leads past the formal dining room, down a few steps to the elegant living room. The updated kitchen incorporates a breakfast room. There is an elegant master-suite with a large dressing area and a full bath. All of these rooms open to balconies, which overlook views of the landscaped surroundings. Two additional bedrooms, one currently in use as a study, have adjoining full baths. Other amenities of the condominium include use of a clubhouse and pool, two underground parking stalls and a storage room. Las Lomas schools.

Summary of Features

- A security gate ensures the privacy and safety of the landscaped **common area**
- Paneled double doors open from the front walk to the spacious **foyer**
- A gas log fireplace with a marble hearth warms the elegant **living room**
- The mirrored **wet bar** has a stainless steel sink set in a granite counter
- The formal **dining room** is enhanced by a glossy, dark hardwood floor
- In the well-appointed, updated **kitchen**, granite counters top white cabinets
- The **breakfast room** is tucked into one corner of the kitchen
- The **master-suite** has a large dressing area with three closets and a **full bath**
- **Two guest bedrooms** each have large closets and adjoining **full baths**
- The **powder room** is conveniently located off the entry hall
- The **laundry room** has shelf storage and space for full-sized washer and dryer
- **Three sunny balconies** provide plenty of room for outdoor living
- The unit has two underground parking stalls and a storage room in the **garage**
- Members of the homeowners association enjoy use of the **clubhouse and pool**
- **Association dues are \$1007 per month**
- Excellent **Las Lomas School District**

The Condominium

Foyer

- Paneled, double doors open from the front walk into the spacious **foyer**
- The entry hall leads past the dining room to the living room steps
- To the left of the door, a hall leads past the powder room and guest coat closet to the kitchen
- To the right, a second, carpeted hall leads to the bedrooms
- Two overhead light fixtures illuminate this space
- Glossy, dark hardwood floor

Living Room

- The elegant **living room** lies two steps down from the foyer
- Folding double doors conceal the mirrored **wet bar** which has a stainless steel sink set in a granite counter
- Built-in bookshelves flank the media center
- Against the far wall, the gas log fireplace has a creamy marble hearth and marble chimneypiece reaching to the ceiling
- Sliding glass doors allow access to the sunny, front balcony
- Wide windows are screened by Plantation shutters
- The beamed, eleven foot ceiling creates volumes of interior space
- Glossy, dark hardwood floor

Dining Room

- The formal **dining room** is separated from the living room by a half wall created by built-in display shelves
- Sliding glass doors allow access to the sunny, side balcony
- A swinging door allows access to the kitchen
- The nine foot ceiling enlarges the room
- Glossy, dark hardwood floor

Kitchen and Breakfast Room

- In the well-appointed, updated **kitchen**, softly mottled dark green granite tops every counter
- Banks of crisp white cabinets and drawers line the walls
- The stainless steel double sink has a gooseneck, pull-out faucet and an instant hot water dispenser

- The center island incorporates a Thermador four-burner electric cook-top with a grill/griddle feature and a vent
 - Other appliances include two stacked KitchenAid electric ovens and built-in warming drawer, KitchenAid dishwasher and an Amana side-by-side refrigerator/freezer
 - A large pantry cupboard is built into one corner
 - The housekeeping desk has ports for phone and computer
 - Above, the large fluorescent light fixture is designed to resemble a skylight
 - Glossy dark hardwood floor
- The **breakfast room** adjoins the kitchen
 - Windows overlooking the landscaped common area are screened by Plantation shutters
 - Sliding glass doors allow access to the sunny, side balcony
 - Glossy, dark hardwood floor

Hallway

- The **hallway** leads from the foyer to the bedrooms
- Along one wall louvered doors conceal a large coat closet
- A linen closet is located at the far end of the hallway
- Spotlights are recessed into the nine foot ceiling
- Crown moldings and wall-to-wall carpet

Master Suite

- Double doors open to the secluded **master bedroom**
 - Sliding glass doors allow access to the sunny, private balcony
 - Perimeter spotlights are recessed into the nine-foot ceiling
 - Crown moldings and wall-to-wall carpet
- Double doors lead to the large **dressing area** and **master bath**
 - Two porcelain sinks are set into Corian counters, one with a kneehole dressing table
 - Above the sinks, mirrors reflect bands of theatre lights
 - Each sink has a mirrored medicine cabinet
 - A clerestory window above one of the sinks admits natural light
 - The oversized tub is encased in a pristine, white tile deck
 - The tile-lined stall shower has a clear glass door

- The commode is enclosed in a separate room
- Three commodious, lighted closets are fitted with hanging racks, shelves and built-in drawers
- One of the closets has mirrored doors that cleverly fold out to become a three-way mirror
- Spotlights are recessed into the nine-foot ceiling
- Crown moldings and wall-to-wall carpet

Guest Bedroom and Bath #1

- **Guest bedroom #1** is located opposite the master suite
- Two windows overlooking the landscaped common area are screened by Plantation shutters
- Concealed by louvered doors, the lighted, double closet provides hanging and shelf space
- Crown moldings and wall-to-wall carpet
- The **full bath** has a single porcelain sink set into a Corian counter under a wall of mirror
- The sink has a mirrored medicine cabinet
- A kneehole dressing table is incorporated into the counter
- The tile-lined stall shower has a glass enclosure
- Spotlights are recessed into the ceiling
- Crown moldings and vinyl floor

Guest Bedroom #2

- **Guest bedroom #2** is located at the end of the hall and is currently in use as a study
- The walls are clad in pale, rough-cut wood paneling
- Bookshelves and cabinets are built into one corner
- Two windows overlooking the landscaped common area are screened by Plantation shutters
- The double closet provides bin storage, hanging and shelf space
- The room is wired with an internet connection
- Spotlights are recessed into the nine-foot ceiling
- Crown moldings and wall-to-wall carpet
- The **second full bath** has a single sink under a wall of mirror

- The shower-over-tub has a glass enclosure
- Spotlights are recessed into the ceiling
- Crown moldings and vinyl floor

Powder Room and Guest Coat Closet

- The **powder room** is located off a small hall to the right of the foyer
- The porcelain sink is set into a Corian counter under a wall of mirror
- A brass lantern is suspended from the coffered ceiling
- Glossy, dark hardwood floor
- Opposite the powder room, the guest coat closet provides shelf and hanging space

Laundry Room

- The **laundry room** is located off the kitchen
- There are hook-ups for full sized washer and dryer
- Cupboards are built-in above
- A second Amana side-by-side refrigerator/freezer built-in storage shelves are on the opposite wall

Special Features

- The **security gate** ensures the privacy and safety of the common area
- This area is beautifully **landscaped** with mature trees and shrubs
- The condominium reserves two underground parking stalls in the **garage**
- The condominium has the use of a **private storage room**
- Members of the homeowners association enjoy use of the **clubhouse and pool**
- **ADT** security alarm system
- **Internet** connection
- **Association dues are \$1007 per month**
- Excellent **Las Lomas School District**

NOTE: The dining room chandelier and the breakfast room chandelier are excluded from the sale of the property. The flat screen television in the master bedroom is excluded from the sale of the property. The bench in the dressing area is excluded from the sale of the property.

Disclosure Package Available Upon Request

Hugh D. Cornish

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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 City of Menlo Park Building Department. Buyer shall verify square footage of lot and all structures. Buyer shall verify attendance at local schools.*