

# 1447 BYRON STREET

## DESIGN CONCEPT

Inspired by its location in the heart of Palo Alto and by the principals of Modern design, this home is for those who appreciate clean lines, an open floor plan with an abundance of natural light, and a strong connection between indoor and outdoor living spaces. This design was achieved by creating minimal separation between the public spaces and by using large openings with floor to ceiling windows and doors. Careful attention to details and aesthetics, highest quality materials and superior craftsmanship are the guiding principles of this elegant home. Welcome to your luxurious private retreat, amidst the charming historic neighborhood of Professorville Palo Alto and the Silicon Valley.

## OVERVIEW

The home features 5 bedrooms, 5 full and 2 half-bathrooms, 4305 square feet of living space on three levels, set into a protected, 6750-square-foot lot. An early purchase of the home provides the buyer flexibility in certain design and finishing choices, offering the luxury and benefits of a custom home.

## MAIN LEVEL

### ENTRANCE AND FOYER

A custom concrete slab walkway draws you to the front door; a wall of cedar planks defines the entrance and porch and connects seamlessly to the front door. A large picture window provides a breathtaking view through the dining room into the backyard.

### LIVING ROOM

The formal living area is separated from the rest of the main level by an architectural staircase outlined with metal railings; a three story high atrium, wide-plank hardwood floors and soaring ceilings are introduced and continue throughout the home.

### KITCHEN

Stunning modern kitchen with custom high-end cabinetry topped with natural stone slab surfaces and a large linear modern sink. A stylish peninsula for bar seating and a convenient eat-in kitchen table create the perfect place for family gatherings or entertaining. State-of-the-art appliances include a gas cooktop, dual ovens, dual dishwashers, wine cooler, and built-in refrigerator that will satisfy any cook.

### FAMILY ROOM

Great space for family leisure directly off the kitchen. With floor-to-ceiling windows and a sliding glass door that leads to a large outdoor deck, this space is perfect for indoor/outdoor living and entertaining.

## DINING ROOM

The formal dining area is conveniently located adjacent to both the kitchen and the family room, and opens to the backyard. It is separated from the formal living room by an elegant transparent three-sided fireplace.

## BEDROOM SUITE 4

A private entrance at the back of the home makes this bedroom suite ideal for guests, a second master bedroom, or an office; includes en suite bath with radiant heated tile floors, dual vanity with stone counter and shower.

## UPPER LEVEL

The modern, custom-designed and built staircase to the upper level is lit with a two-story wall of windows and a large skylight at the upper level landing. The impressive atrium reaches to the upper level from the lower level and provides natural light and greenery. An extra large upper level landing creates an area for a homework center, office space or reading area with access to the front balcony through sliding doors. All three bedrooms on the upper level have en suite bathrooms providing the ultimate in comfort and privacy.

## MASTER BEDROOM SUITE 1

Luxurious, spacious and private with a walk in closet and sliding glass doors to a private balcony that overlooks the rear grounds. The master bath has radiant-heated tile floors, dual sink vanity with stone counters, sumptuous soaking tub, steam shower

with built in seating bench and separate water closet.

## BEDROOM SUITE 2 & 3

Two other bedrooms, each with their own bath with vanity, stone counters and radiant heated tile floors. Each bedroom has closets with sliding doors for ample storage and tall windows that provide extra natural light as well as privacy.

## LOWER LEVEL

### RECREATION/MEDIA

This level boasts soaring ceilings, two large light-wells and the unique atrium that originates here and extends up through all three levels providing an abundance of light and greenery. With large flexible space and an entertaining kitchen, this is the perfect place to watch movies and play games. A private retreat with plenty of light provides a separate area for an office or study.

## BEDROOM SUITE 5

Perfect for guests or an au pair, with sliding glass doors to a light well and en suite bath with radiant heated floors, vanity with stone countertops and shower.

## LAUNDRY ROOM

Large room with plenty of shelves and counter space includes washer, dryer, a sink and a handy laundry shoot from the upper level.

## LOCATION

The central location in the charming, historic Professorville neighborhood provides convenient access to many sought-after amenities within a few blocks. The Lucie Stern Community Center and Theater, The Children's Library, the Children's Museum and Zoo, the Main Library and Art Center and Rinconada park, pools and tennis courts are among the many attractions just two blocks away. Walter Hays Elementary School, Jordan Middle School, Palo Alto High School and Stanford University are also easily accessed within minutes. Town and Country Shopping center and restaurants, as well as all that University Avenue has to offer is easily reachable by foot or bike.

## OTHER FEATURES:

- Professionally designed landscape with clean lines yet lush to provide tranquility and privacy
- Smart home – ability to control heating, cooling, lights, entrance door, skylight through smart phone and tablet and receive notifications.
- Full wiring for Internet, media, sound and alarm throughout the house.
- Energy efficient home – multi zone heating and air conditioning, LED lighting, preparation for electrical car charging, energy efficient windows, tankless water heater and more.
- Green building certified with 97 Green Points.
- Stunning custom cabinets in kitchen and baths.
- Top of the line amenities and highest quality wood floors throughout.
- Designer tiles with radiant heating in all bath rooms.
- Central Vacuum System with outlets in each floor.
- Detached 1 car garage with direct access to the rear yard and extra tandem parking on drive way.

\*Information deemed reliable but not guaranteed.

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