

# LUXURY HOME<sup>®</sup>

M A G A Z I N E

SILICON VALLEY • SF PENINSULA • COASTAL

ISSUE 16.5





# Atherton



## 481 STOCKBRIDGE AVENUE, ATHERTON

~1.1 acres | ~10,746 total sq ft | Rec center, wine cellar, theatre, fitness | Pool, fireplace terrace, outdoor kitchen, playground  
Offered at \$14,500,000 | [www.481Stockbridge.com](http://www.481Stockbridge.com)



## 28 SARGENT LANE, ATHERTON

~1.37 acres | ~14,681 total sq ft | Rec room, bar, theatre, fitness center, wine cellar | Pool & spa | Studio guest house  
Offered at \$25,800,000 | [www.28Sargent.com](http://www.28Sargent.com)

**GULLIXSON**

BRENT 650 888 4898  
BRENT@GULLIXSON.COM DRE 01329216

MARY 650 888 0860  
MARY@GULLIXSON.COM DRE 00373961

#1 Agents in Atherton  
#5 Small Team US, *RealTrends*, 2023  
Over \$6.75 Billion in Sales  
Over \$4 Billion in Atherton Sales

**COMPASS**



# Enchanting Custom Home in the Desirable Country Club Area

858 Hierra Court | Los Altos | [858HierraCourt.com](http://858HierraCourt.com) | \$5,198,000



**ELEVATED FROM THE ROAD AND LOCATED AT THE END OF A QUIET CUL-DE-SAC** stands this enchanting Tuscan-style home. Custom-built just 9 years ago, this stunning residence offers numerous modern conveniences and exceptional charm. A spacious covered front porch and formal entry welcome guests to the wonderful open-concept layout. Gorgeous hardwood floors, lush granite finishes, and 10-foot ceilings grace this home with traditional warmth. Indoor-outdoor living comes to life in the elegant kitchen/family room, which opens to a tree-lined yard with two covered slate patios perfect for relaxing and entertaining.

5 bedrooms, 3.5 baths with 3,396+/- sf of living space on a quiet cul-de-sac  
16,700 +/- sf on a lush tree-lined, private lot  
10-foot ceilings and crown molding throughout main level

Two primary suites including one on the main level  
Finished garage with 2 EV charger outlets and storage; solar panels  
Great neighborhood near Los Altos Golf & Country Club, walking trails, and shopping  
Excellent Los Altos schools



**JUDY & CINDY**  
BOGARD-TANIGAMI TEAM



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**76 ALMENDRAL AVENUE, ATHERTON**

-1.003 gated acres | ~11,284 total sq ft | Rec room, bar, wine cellar, theatre, fitness center | Guest house | Plunge tub, loggia, barbecue center  
Offered at \$24,995,000 | [www.CentralAthertonEstate.com](http://www.CentralAthertonEstate.com)



**301 OLIVE HILL LANE, WOODSIDE**

~3.41 acres in central Woodside | ~7,015 total sq ft | Woodside School  
Offered at \$11,800,000 | [www.301OliveHill.com](http://www.301OliveHill.com)

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Over \$4 Billion in Atherton Sales

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**128 TUSCALOOSA AVENUE, ATHERTON**

-7,620 sq ft home | 3 levels with 5 bedroom suites | Library/Office | Possible second office/Flex room | Rec room, gym  
Price upon request | [www.128Tuscaloosa.com](http://www.128Tuscaloosa.com)

Available Now

**29 SHEARER DRIVE, ATHERTON | \$5,200,000**

Vacant land, 0.66 acres in Atherton; survey and planning study available

**1275 EL CAMINO REAL, MENLO PARK | \$3,380,000**

Downtown luxury 3-bedroom penthouse; new construction

**817 & 819 KIPLING STREET, PALO ALTO | \$2,380,000**

Duplex with two 1-bedroom units just 3 blocks from University Ave

Coming Soon

Atherton estate with tennis court and pool

Magnificent Circus Club estate

1.22 acres of buildable land on a premier street

Almost one acre in Atherton with opportunity to build

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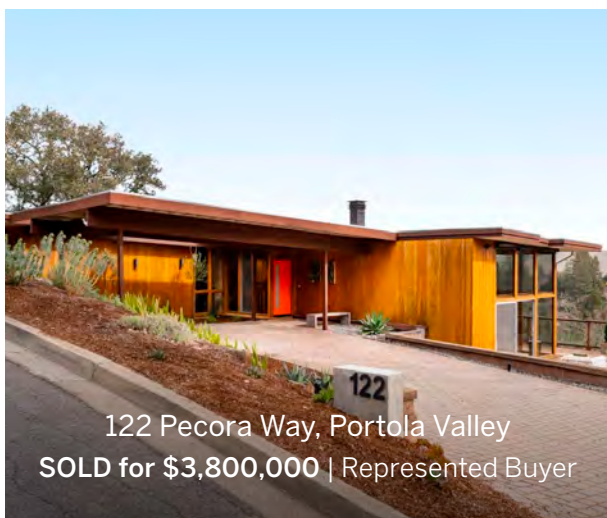
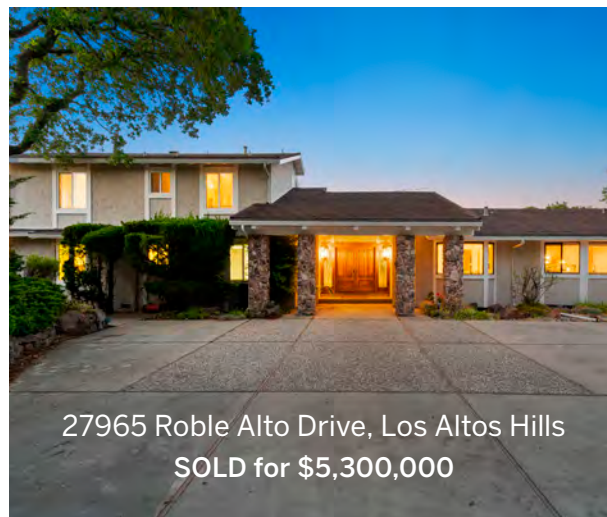
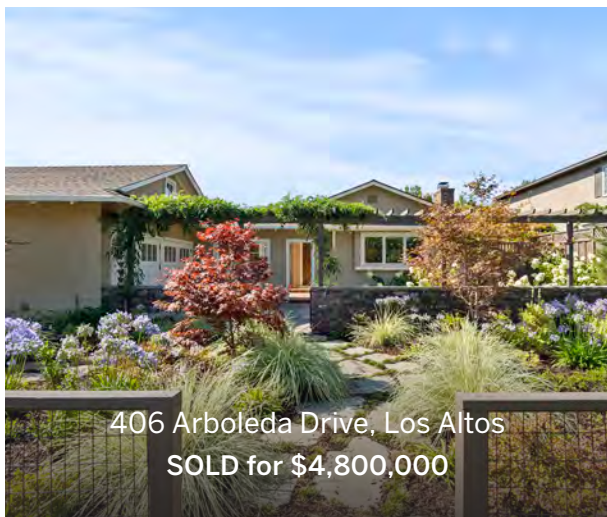
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*#1 Top Producing Agent/Team at Golden Gate Sotheby's International Realty (Out of 475+ Agents & 20+ Bay Area Offices)*







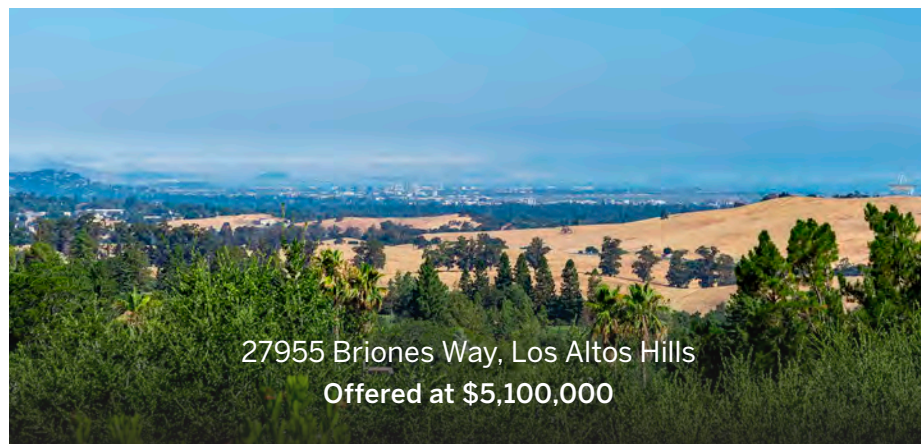
12329 Vista Arroyo Court, Saratoga  
Offered at \$9,800,000



12190 Padre Court, Los Altos Hills  
Offered at \$6,995,000



385 Westridge Drive, Portola Valley  
Offered at \$4,950,000



27955 Briones Way, Los Altos Hills  
Offered at \$5,100,000



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# Legacy Atherton Estate with Extraordinary Grounds

- Approximately 3.17 gated acres
- Artfully rebuilt within the existing structure
- Designed around a spacious center courtyard
- Main residence, guest house, exercise studio, & apartment
- Approximately 19,650 total square feet (per floor plan measurements)
- Pool, spa, putting green, tennis court
- Visually stunning gardens plus orchard and vegetable garden

Price Upon Request | [www.30Atherton.com](http://www.30Atherton.com)



**HELEN + BRAD MILLER**

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650.400.3426 | 650.400.1317  
[helen.miller@compass.com](mailto:helen.miller@compass.com)

[HelenAndBradHomes.com](http://HelenAndBradHomes.com)

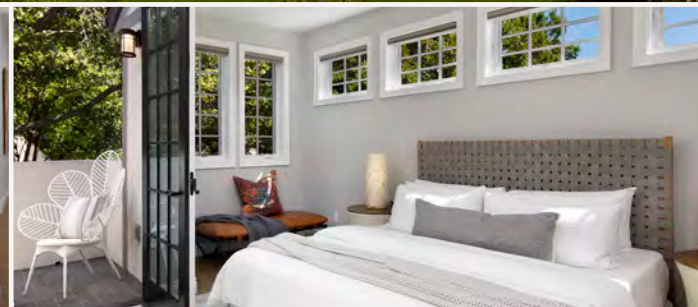


**COMPASS**





## 1445 DANA AVENUE, PALO ALTO



**4 BEDS | 3.5 BATHS | 2,603 SF LIVING | 7,395 SF LOT | OFFERED AT \$5,998,000**

Gorgeous 2016 Tudor-style home with open-concept floor plan on a tree-lined street in coveted Crescent Park. Light and bright transitional interior design blends modern style with traditional charm and character for a chic and warm feel throughout. The heart of the home is a tremendous great room with a stunning wall of divided-light accordion doors that provides a seamless transition to the spacious and heated loggia ideal for entertaining and relaxing. A luxurious open gourmet kitchen with oversized island and top stainless steel appliances, a sunny breakfast nook with French doors to a private patio for al fresco dining, a formal dining room, a living room with gas fireplace, and a bedroom with en suite bath and double doors to the rear yard complete the first floor. A generous primary suite with tall soffited ceilings, a spacious walk-in closet, a lavish bathroom, and a private balcony highlights the second floor, plus two additional elegant bedrooms, a beautiful shared bathroom, and a laundry room. Additional features: handsome hardwood oak floors, skylights, remote-controlled drapery, A/C, dual pane windows, and fresh interior paint. Wonderful lush and mature landscaping, a detached one-car garage with built-ins and great potential for flex use, and just minutes from the vibrant downtown, parks, museums, Stanford University, and outstanding public schools (Duveneck Elementary, Greene Middle, and Palo Alto High).



The information contained herein has been obtained from third party sources deemed reliable but its accuracy is not guaranteed. Christie's International Real Estate Sereno has not and will not verify the information and assumes no responsibility for its accuracy. Buyer should verify and investigate all information to Buyer's satisfaction and investigate all information to Buyer's satisfaction.



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1144 FOREST AVENUE, PALO ALTO



4 BEDS | 3.5 BATHS | PLUS 1 BED, 1 BATH ADU | 3,956 SF LIVING | 8,470 SF LOT  
MAIN HOUSE: 3,233 SF + ADU: 723 SF | OFFERED AT \$8,898,000

Nestled on a tree-lined street in coveted Crescent Park, this just-completed modern masterpiece, by acclaimed Brazilian architect Arthur Casas, is both unassuming and extraordinary. Sleek and sophisticated design, large light-filled spaces, natural and renewable materials, and an abundance of discreet custom cabinetry combine to create a harmonious integration with the outdoors and an organic sense of calm throughout. The gorgeous great room has two stunning walls of glass sliders that open to extend the living space to the lovely wrap-around outdoor patio and expansive rear yard that includes both a peaceful reflecting infinity pool and sitting area. The creative Chef's kitchen for culinary enthusiasts includes top-of-the-line appliances and an oversized breakfast bar with waterfall. A beautiful staircase with skylights leads to an upstairs open office showered in natural light from the wall of glass to a spacious balcony that wraps around to the spectacular primary suite with private exit to the balcony & hot tub. Additional features include solar technology, split AC units, state-of-the-art automation systems, built-in speakers, and comprehensive wiring for modern technological needs. An unparalleled ADU, an unbeatable location, and excellent public schools (Addison Elementary, Greene Middle, & Palo Alto High) complete this unique opportunity.



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## Ridgecrest Ranch:

### An Estate Of Non-Ordinary Reality

17+ Acres in Woodside | ~25,000 total square feet | \$14,995,000 | 16351Skyline.com



10+ Car Garage



10-Stall Barn



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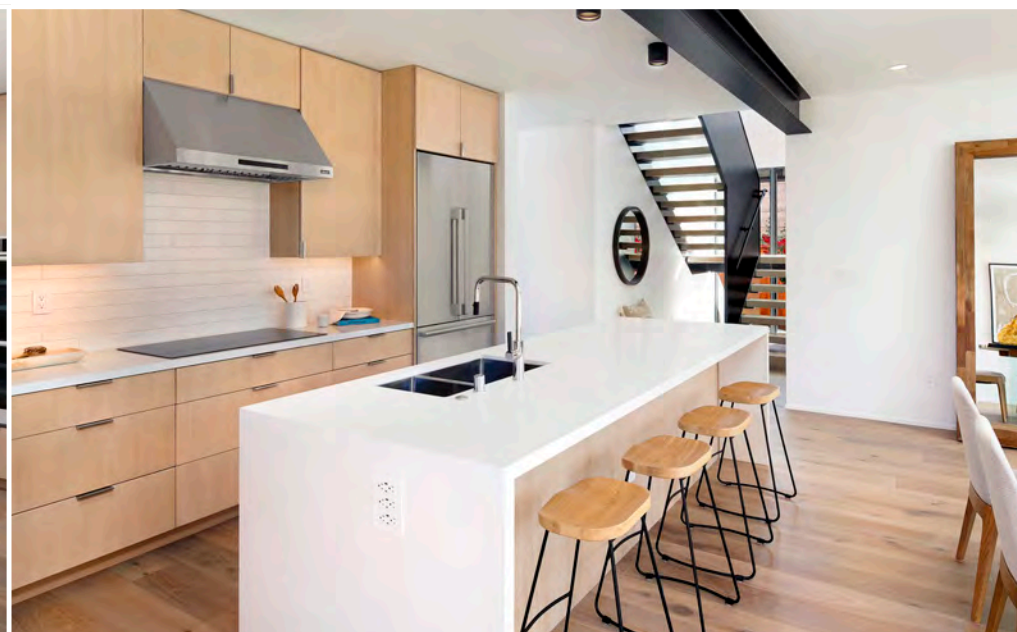
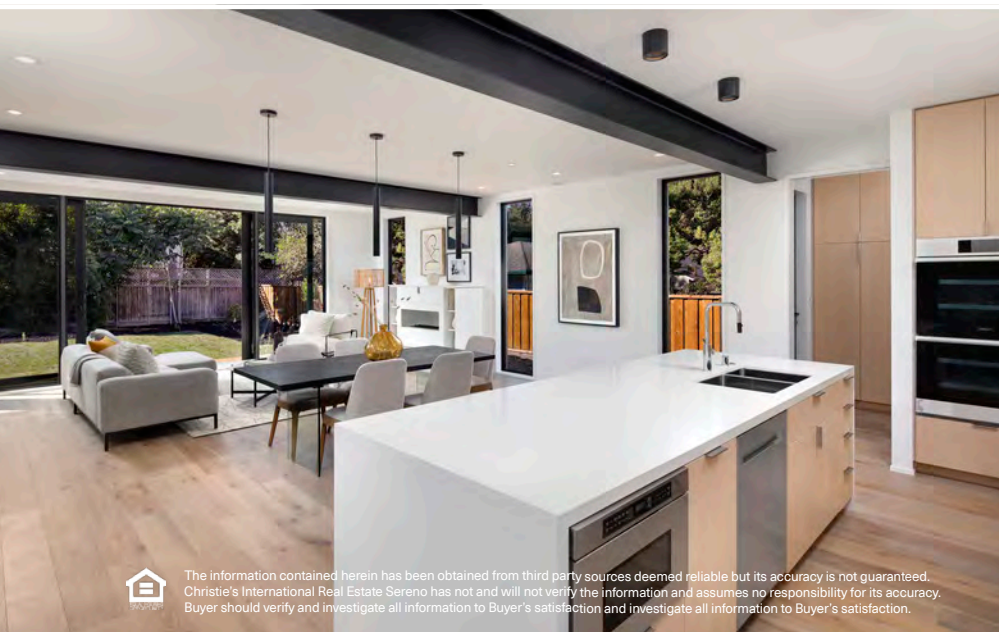


**694 PETTIS AVENUE  
MOUNTAIN VIEW**



**5 BEDS | 3 FULL BATHS | 2,692 SF LIVING + 298 SF ATTACHED GARAGE | 8,684 SF LOT**  
**694PETTIS.COM | OFFERED AT \$4,198,000**

This sophisticated modern masterpiece from renowned Olson Kundig Architects is your invitation to own one of California's most innovative and eco-friendly homes. Nestled on a picturesque, tree-lined street in the heart of Silicon Valley, this carbon-negative new build effortlessly joins elegance, artistry and environmental consciousness into one harmonious experience of luxury and sustainability. A stunning foyer welcomes you with unobstructed sightlines to the elegant open floor plan flooded with natural light, and seamlessly blends indoor and outdoor spaces. Entertain in the expansive great room that encompasses the kitchen, dining and living areas, featuring exposed steel beams, crisp lines and custom cabinetry. Sliding glass doors invite you and guests onto the Brazilian Walnut deck, and from there into the generous, professionally landscaped rear yard to enjoy California living at its finest. Ideally situated close to vibrant downtown Mountain View and just three blocks from beautiful Eagle Park with its abundant grassy fields, playground and outdoor pool, this property is convenient to Silicon Valley's leading companies, Stanford University, and top-notch public schools. Developed by pioneering net-zero builder Aro Homes.



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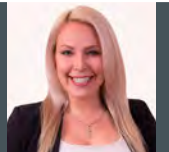
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ON THE COVER

Truly Exceptional Legacy Estate in Atherton. Presented by Hugh Cornish and Helen & Brad Miller | Pages 8-9

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NEXT ISSUE - 16.6

RESERVATION DEADLINE: NOVEMBER 3

CIRCULATION BEGINS: DECEMBER 7

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[450FirstStreet.com](http://450FirstStreet.com)

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# Newly Constructed Modern Mansion with 180° Views

HILLSBOROUGH | \$35,000,000

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**AMENITIES:** Gated Entry, Fingerprint access, Crestron Automation, Movie Theater, Gym, Steam Room, Sauna, Game Room, Elevator, Indoor/Outdoor Bar, 360 Bottle Wine Room, Limestone Terrace, View Pool, Spa, Built-In BBQ, Outdoor Shower, 2 EV Chargers, 2600 sqft of attached balcony space

HOME FEATURES:	MAIN RESIDENCE:	GUEST HOUSE:
New Construction	14,388 Sqft	1,388 Sqft
*15,776 Sqft Living Space	4 Bedrooms + 1 Office	2 Bed/2 Full Bath
2.19 Acres	4 Baths/4 Half Baths	
	4-car Garage + 3 Spaces	

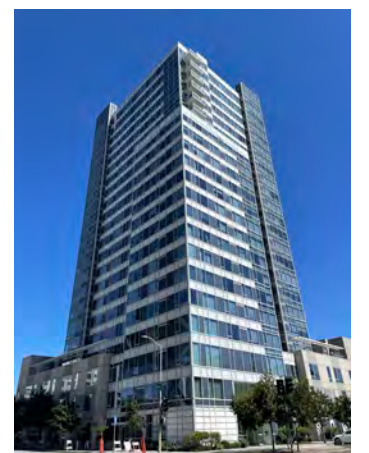


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\*Square footage is based on finalized permits and architectural plans.





## Exceptional & Rare Opportunity to Build Your Dream Estate on 4.1+ Private Acres in Prime Los Altos Hills

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Stunning canyon, mountain and partial Bay views | Surrounded by high-end, multi-million dollar estates | Private and quiet

Minutes to 280, tech companies, downtown Los Altos, downtown Mtn View & downtown Palo Alto | Los Altos High School *(buyer to verify)*

**LOS ALTOS HILLS | ASKING \$2,490,000**

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**CHELSEA COURT DESIGNS**  
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**Chelsea Court Designs is excited to celebrate its 30th anniversary this year.** Principal **Marie Christine Peterson**, alongside Senior Designer **Sascha Lale** have a proven reputation for creating highly sophisticated, yet wonderfully comfortable interiors. Supported by our talented and dedicated team, we have completed projects from luxurious private homes to beachside villas throughout America, Europe, and Asia. Our location within the heart of Silicon Valley and the Bay Area, has exposed us to a deeply diverse client base, who are intelligent, educated, and well-travelled, reflected in our successful and distinct portfolio of completed projects. Our aim: for client's lifestyles and aesthetics, to fuse seamlessly, resulting in characteristic and stylish interiors that reflect each clients' unique personality. Most importantly, guiding clients through an exciting and thoughtful design process from start to finish is fundamental to every project's success. Whether a remodel or new build construction, all services offered are built upon sound experience, first-class qualifications, and performance.



**"Design is not just about a particular style, it's about how to enrich lifestyles"**



**REMODEL SPOTLIGHT**

**Marie and Sascha each share a project that challenged and inspired them.**

"We always love the challenge of a remodel. Its complexities and its opportunities to breathe new life into an existing home. In this recent Woodside remodel (pictured), we wanted to create a connection to outdoor entertaining, while enhancing natural light, and designing a world class gourmet/chefs Kitchen with added Butler's Pantry. With the addition of two large bifold steel windows for indoor to outdoor service, large bifold steel door sets allowing interiors to open entirely to the entertaining veranda, and stunning custom designed Italian made Officine Gullo range, hood, and gold fleur-de-lys motif, our client's dream became a reality. **Let the entertaining begin!**





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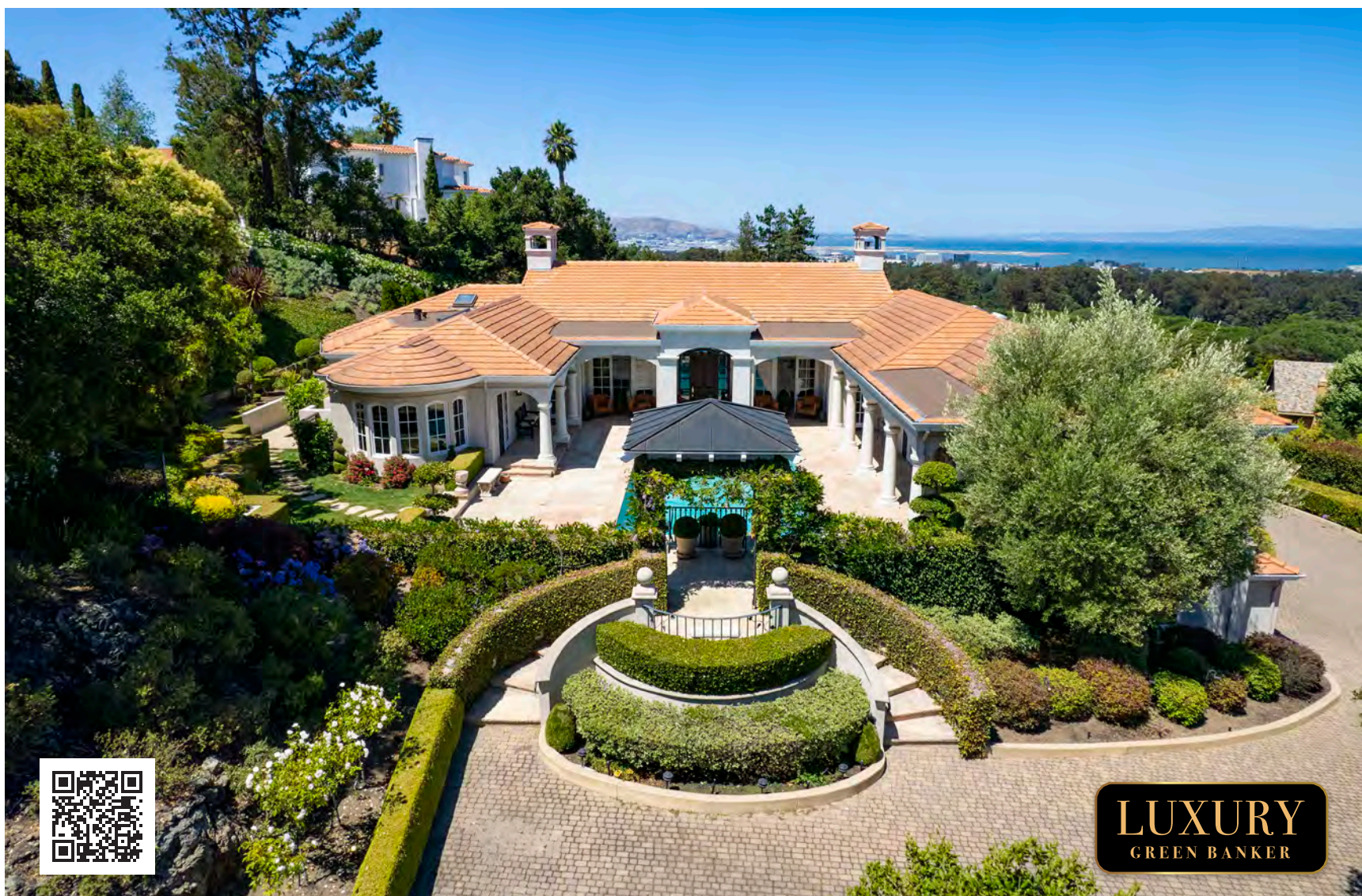


# 160 NEW PLACE ROAD

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*Billion Dollar Panoramic Views!*



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**BEDROOMS: 6 | BATHROOMS: 8 | HOUSE: 6,175 SQFT | LOT: 46,130 SQFT**

This extraordinary estate boasts panoramic San Francisco Bay views, while combining timeless luxury with high ceilings, Mediterranean-inspired designs, and more! The home features a royal primary suite, six en-suite bedrooms, a gourmet kitchen, and ample living quarters, emphasizing comfort & opulence. Additional amenities includes a recreation room and a wine closet. Outside, a private pool, gazebo, and lush gardens enhance the lavish lifestyle that awaits you. **OFFERED AT \$14,900,000**



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## A Timeless Masterpiece of Classic Design with Modern Comforts

A Hillsborough masterpiece by Renowned architects, blends indoor and outdoor living seamlessly. French doors open to a landscape of mature oaks, rose gardens, and the iconic circular Emerald pool. Inside, an updated floorplan includes a grand living room, formal dining room, and an open kitchen-family room. Three bedrooms and a wood-paneled library grace the upper level, while the master suite offers a luxurious bath and three walk-in closets. Outdoors, a private oasis boasts a char ming workshop, pool, and beautiful gardens. Conveniently located between San Francisco and Silicon Valley, this exceptional home is complete with award-winning South Hillsborough Elementary nearby.



**BD: 5 | BA: 7 | HOUSE: 6,130 SQFT | LOT: 37,897 SQFT**  
**OFFERED AT \$5,980,000**



**711 HAYNE ROAD**  
 HILLSBOROUGH CA 94010

## Newly Remodeled Monterey Colonial with a Huge Level 3/4 Acre Lot

This recently remodeled Monterey Colonial sits on a spacious three-quarter-acre lot. Abundant natural light, hardwood floors, and an open floor plan connect living, dining, and kitchen spaces. The well-appointed kitchen features top-of-the-line appliances, all brand new and never before used. French doors lead to outdoor patios and a pergola-shaded back patio. All bedrooms are en-suite, ideal for families, with the master suite offering a fireplace and new bathroom. Conveniently located near Downtown Burlingame, Downtown San Mateo, and prestigious schools, this home combines comfort, style, and convenience.



**BD: 5 | BA: 5 | HOUSE: 4,405 SQFT | LOT: 32,234 SQFT**  
**OFFERED AT \$5,798,000**



**1254 SAN RAYMUNDO ROAD**  
 HILLSBOROUGH CA 94010

## Hillsborough's Luxurious Oasis, Seated Right Next to the Country Club

This 2.34-acre estate, just minutes from downtown Burlingame and prestigious schools, has undergone extensive renovations. It now features countless amenities fit for royalty, plus smart home technology, automated draperies, and new hardwood floors. The property includes a well system, modern landscaping, a pool, spa, outdoor kitchen, and bathhouse. The residence offers skylights, a karaoke room, en-suite bedrooms, and a master suite with a rooftop deck. The backyard boasts a guesthouse, yoga studio, birdcage, bocce ball court, and fountains. Two garages can be converted into an extra 2-bedroom space.



**BD: 8 | BA: 10 | HOUSE: 17,907 SQFT | LOT: 2.34 ACRES**  
**OFFERED AT \$68,000,000**



**1868 FLORIBUNDA AVENUE**  
 HILLSBOROUGH CA 94010



**Classic World Charm on a Private 1.1 Acre Level Lot**  
 7 beds/6.2 baths Main house • Guest house 2 beds/2 baths, & kitchenette • Sweeping level lawns • Large pool/spa • Cabana  
 • Approved New Architectural Plans & Drawings by ADRB



**Experience Serene Luxury in the Heart of Hillsborough**  
 Total Privacy & Secluded within a peaceful cul-de-sac • Indoor and outdoor living spaces • Large Deck • Sparkling Pool  
 • One Story Floor Plan • High Ceilings



**Exclusive 2.05 Acre Retreat with Partial Bay Views**  
 Rare 2 Acre Secluded Property • 1 Story • Expansive Terrace & Deck with Partial Bay Views • Huge Play Area & Backyard  
 • Remodeled Main Floor • Luxurious Living Spaces



Since January 2023, Stanley Lo has successfully Sold **56 TRANSACTIONS**, resulting in a remarkable **\$168 MILLION<sup>+/-</sup>** in sales

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## *Privacy & Panoramic Views in Carmel Valley*

31660 VIA LA ESTRELLA, CARMEL VALLEY

Soak in the sunshine at your own private Carmel Valley retreat with stunning panoramic views of the rolling hills & total privacy in coveted Los Tulares. A convenient location just minutes to Carmel Valley Village with shops, restaurants & multiple wineries. Newly remodeled and updated kitchen, bathrooms, floors, and designed by Thomas Hood architect with an organic modern design. Featuring 4 bedrooms & 3.5 bathrooms in the main house & a separate 1 bedroom, 1 bath guest house with living room & kitchen. The newly built pool and large surrounding patio beckons you outdoors to relax in the sun & perfect for entertaining family & friends.

[www.ViaLaEstrella.com](http://www.ViaLaEstrella.com)

5 Beds, 4 Full & 1 Half Baths ■ \$3,450,000

SHELLY MITCHELL LYNCH, 831.277.8044

Broker & Managing Director | DRE#01217466

## *Fabulous Turn-Key Golf Villa in Pasadera Country Club*

127 LAS BRISAS DRIVE, MONTEREY

Welcome to one of the most exquisite Golf Villas within the gated community of Pasadera! Greeted by a beautiful courtyard, this 3 bedroom, 3.5 bath, 4,320 square foot home is completely turnkey! A 500-bottle, climate-controlled, custom wine room will please any wine buff. Entertaining or relaxing, the newly expanded & renovated patio with its eye-catching gazebo, large fire table, heater, fountain, and outdoor lighting is the spot for truly memorable times.

[www.127LasBrisasDrive.com](http://www.127LasBrisasDrive.com)

3 Beds, 3 Full & 1 Half Baths ■ \$2,350,000

REBECCA WOLF ARNOLD, 831.241.2600

REALTOR® | DRE#01706104

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CARMEL | PEBBLE BEACH OCEAN AND GOLF COURSE VIEWS



Ocean, Stillwater Cove & Golf Course Views From Every Room

3365 17 Mile Drive, Pebble Beach ■ 5 beds, 6 baths ■ 4,082 Sq. Ft. ■ \$14,500,000 ■ 3365SeventeenMileDr.com

Pebble Beach Estate Walkable to The Lodge & The Hay



1516 Riata Road, Pebble Beach

4 beds, 4.5 baths ■ 5,326 Sq. Ft. ■ \$7,900,000 ■ 1516RiataRoad.com

Monterra English Country Estate



7418 Alturas Court, Monterey

3 beds, 3.5 baths ■ 4,475 Sq. Ft. ■ \$5,495,000 ■ 7418AlturasCourt.com



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39140 HWY 1 | The Bixby House, 11 Oceanfront Acres  
\$14,000,000 | Represented Buyers & Sellers



35678 HWY 1 | Ultimate Big Sur Legacy Property  
\$24,500,000 | Represented Buyers



Secnic 8 se of 8th | Sold Off Market  
\$15,500,000 | Represented Buyers



Scenic 5 se of 9th | Amazing Modern Beach Home  
\$8,500,000 | Represented Buyers & Sellers



3191 Del Ciervo Road | Historic Colonial Revival  
\$8,150,000 | Represented Buyers



15340 Via Los Tulares | Carmel Valley's BEST Views  
\$3,300,000 | Represented Buyers



s.e. corner San Antonio & 2nd | "Symphony in Sea"  
\$4,200,000 | Represented Sellers



100 Boronda Lane | Boronda Adobe Built in 1817  
\$3,300,000 | Represented Buyers



s.e. corner San Antonio & 8th | On Carmel Beach.  
\$6,700,000 | Represented Sellers



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Real Estate Carmel-by-the-Sea



# "FEELS WRIGHT"

NEW CONSTRUCTION WITH ADU



CASANOVA 7 NW OF OCEAN, CARMEL BY THE SEA  
\$10,700,000



4 BED | 4.5 BATH | MAIN HOME | 2,202 SQFT | ADU 570 SQFT | 6280 SQFT LOT

We are pleased to present a new luxury home set in a spacious oak-studded park known as Pine Trees. This residence was thoughtfully designed by renowned Carmel architect Thomas Bateman Hood, with interiors by Vance Killen Design and constructed by Brendan Connolly of Wayfinder Development. The residence enjoys a no-step level entry with the primary bedroom suite, an open gourmet kitchen, and a great room on the main living level. Landscaped gardens, ocean-view decks, a fireplace, and an outdoor kitchen surround a secluded guest house. Built to the highest standards of design detail, sustainability, and energy efficiency, Feels Wright enjoys many amenities and smart home features such as an Energy Recovery Ventilation System. Enjoy a five-minute stroll to the Village shops and restaurants or 10 minutes to the beach.



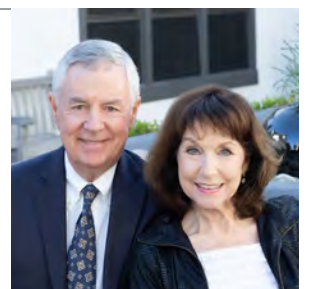
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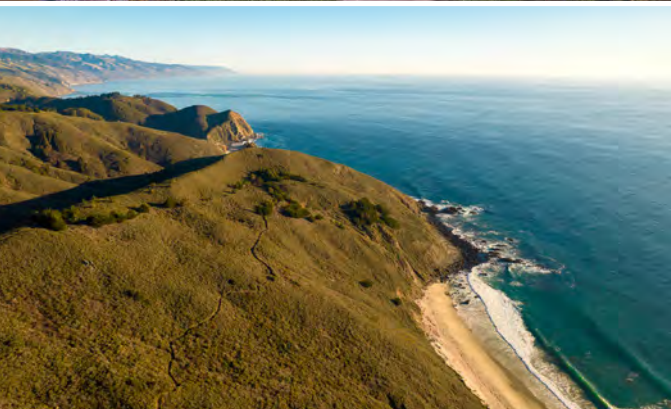
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Ben & Carole Heinrich  
REALTOR® | DRE# 00584641 / 01069022

831.915.7415 | Team@TheHeinrichTeam.com  
www.TheHeinrichTeam.com







## Big Sur's Cooper Point



BIG SUR'S COOPER POINT is located directly in between the spectacular beaches of Pfeiffer and Andrew Molera, connecting the two parklands as the sole private property contiguous to both. With its white sand beach, redwood forest, seasonal creeks, miles of trails, and 360° views, this is the 100+ acre nature sanctuary on which legendary Big Sur architect Mickey Muennig chose to build his final masterpiece with its massive walls of glass providing views to the horizon from the main house which is complimented by a detached guest house and 3 car garage.

[CooperPointBigSur.com](http://CooperPointBigSur.com)

**\$32,000,000**



**MIKE GILSON / BEN HEINRICH**

831.915.0903 [Mike@BigSurRealEstate.com](mailto:Mike@BigSurRealEstate.com)

THE HEINRICH TEAM / Coldwell Banker Realty

DRE# 01749833 / 00584641







# Taktsang Big Sur



The rarest of architectural gems: a temple of a home at the very epicenter of the temple of nature that is Big Sur. Originally inspired by a monastery high in the Himalayas of Bhutan, and extensively remodeled by legendary Big Sur architect Mickey Muennig, this meticulously sculptured home of glass, stone, wood and concrete is perfectly sited to provide jaw dropping views both up and down Big Sur's most dramatic stretch of coastline. This is a place where one can hear whales breathe from bed, see condors soar by the windows, drink pure spring water from the nearby spring, and the star gazing steals the show nightly.

**\$25,000,000**

**TaktsangBigSur.com**

**MIKE GILSON / BEN HEINRICH**

**831.915.0903 Mike@BigSurRealEstate.com**

**THE HEINRICH TEAM / Coldwell Banker Realty**

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Moses Hershko

LIC # 1058451

CONSTRUCTION | DEVELOPMENT

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DESIGN/BUILD | CONSTRUCTION SERVICES | OWNER'S REPRESENTATIVE | DEVELOPMENT









VIDEO  
TOUR



## PINE HAVEN | CLEAR CREEK TAHOE

Nestled within the pristine enclave of Clear Creek Tahoe, this exquisite home boasts an enviable location overlooking the breathtaking 3rd fairway of the renowned Coore and Crenshaw-designed golf course. With its perfect fusion of modern elegance and mountain charm, this 5,441-square-foot residence offers an idyllic retreat in the heart of nature's beauty among tall pine trees. This modern masterpiece is in the heart of the community, just a short stroll to the pool and sports courts, private hiking trails, and the practice facility of the golf course. **\$11,250,000**



Jill Kaufman  
NV S 0187050

Georgia Chase  
NV BS 146452

Craig Cibulsky  
NV S 0183878



SALES TEAM

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LUXURY LEADER



# INCLINE VILLAGE'S ICONIC OLD FORGE ESTATE

*Exclusive & Private ~5 Acre Lakefront Domain*



## 1041 Lakeshore Blvd, Incline Village - Lake Tahoe

7 bedrooms | 8 full & 3 half baths | 14,197sf main residence + 1,536sf guest house | ~5 acre lakefront lot

Experience the epitome of Lake Tahoe's lakefront sanctuary which offers privacy and exclusivity like no other. This exceptional, iconic estate, best known as The Old Forge - Wynn Estate, offers the most captivating and unobstructed views of Lake Tahoe. This distinguished property is nestled within the pines, gated, and sprawls across 5 acres, making this a haven of both solitude and prestige. It proudly boasts 210ft of privately owned sandy beach, complete with a deep water pier, boat hoist, jet ski platform, and two buoys.

[OldForgeEstate.com](http://OldForgeEstate.com)

**STEVE & CHRISTINE PERRY, REALTORS®**

[christine@sereno.com](mailto:christine@sereno.com) | [TahoeLuxuryLakefronts.com](http://TahoeLuxuryLakefronts.com) | 408.858.5587

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INTERNATIONAL REAL ESTATE  
SERENO





# LAKE TAHOE *Find Your Lake Home Today!*

## Multi-Parcel West Shore Lakefront Estate with Development Potential

**\$14,000,000** | West Shore lakefront estate with significant development potential, set on 3 level parcels totaling 2.73 acres with a 130' private pier and buoy. Tucked peacefully off-highway, below Eagle Rock, this is the perfect setting for a true "legacy estate".



## Meeks Bay Luxury Lakefront Home with Private Deep-Water Pier

**\$8,300,000** | West Shore lakefront home with deep-water pier, boat lift, 2 buoys, and guest quarters above the garage. This custom timber frame home was built in 2011 and thoughtfully designed to maximize entertainment spaces while keeping privacy & relaxation in mind.



## Carnelian Bay Home on 12+ Acres with Panoramic Lakeviews

**\$3,900,000** | Nestled on 12+ private acres with panoramic views of Lake Tahoe, this enchanting property offers an ideal retreat surrounded by nature. Sun-drenched 4-bedroom home with large deck and sprawling lawn. Future development potential.



## THE MOORE TEAM

530.536.0958

MooreTeam@TahoeLakeHomes.com

DRE# 00690425, 01995832, 02069122, 02014452  
NV. S.194297



# LAKE TAHOE *Find Your Lake Home Today!*



## Tahoe Vista Lakefront Home on Sandy Beach

**\$8,550,000** | Lakefront home set on .83 level acres with 2 deeded buoys and approx. 70 ft of frontage along the sandy shoreline of Tahoe Vista. Custom home with 3,065 SqFt of living space & floor-to-ceiling-windows, offering panoramic lake views of Lake Tahoe & surrounding mountains.







LAKETAHOE, CA | \$28,000,000

GATED ESTATE ON OVER 1 1/4 ACRE ON LAKE TAHOE. This is a stunning 15,000 SF, 9 bed, 13 bath, 5 kitchen estate adjacent to world class ski resorts such as Palisades and Homewood. 300 feet of lakefront, 140 feet of pier and two buoys makes it a boater's paradise. The home boasts of a one million dollar Dale Chihuly chandelier above the dining room table. Work out in the gym, unwind in the theater room or in one of the four hot tubs with stunning views of the lake. Multiple barbecue areas, and alfresco dining areas beckon unforgettable moments entertaining lakeside.



JIM PORTMAN

650.269.1006 | [jim.portman@gmail.com](mailto:jim.portman@gmail.com)

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LUXURY HOMES



# PRIME CENTRAL WOODSIDE



## 290 Winding Way

Privacy and Prestige, an Elegant Manor along the Mountain Home Road Corridor

5 bedrooms | 4.5 bathrooms | 1.25 acres

[www.290WindingWay.com](http://www.290WindingWay.com) | **\$8,999,000**



## LINDA HYMES

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[www.LINDAHYMES.com](http://www.LINDAHYMES.com)



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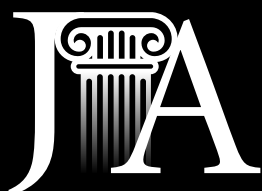




Hillsborough ±1.02-Acres 828irwin.com ±8,490s.f. \$12,500,000



Hillsborough ±.73-Acres 989hayne.com ±6,635s.f. \$6,950,000



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2008-2022 Wall Street Journal*



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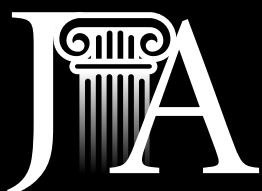




Hillsborough ±.54-Acres 860hayne.com ±2,825s.f. \$4,195,000



Hillsborough ±.61-Acres 101bellavista.com ±11,000s.f. \$11,950,000



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Menlo Park



BEFORE

### Highlights:

- Sold in 6 days!!
- Record price in the neighborhood.
- Sold pre-construction.
- Customized per buyers specification, post sale.
- Sellers made over 1 Million in additional profits.



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# Privacy in Central Portola Valley



178 PINON DRIVE, PORTOLA VALLEY | \$12,750,000 | [www.178Pinon.com](http://www.178Pinon.com)



Located in the desirable Westridge neighborhood, this 2.86+/- acre gated property borders the Jasper Ridge Biological Preserve, ensuring this property's views and natural beauty. 178 Pinon Drive offers incredible privacy as it is on a cul-de-sac shared by only 3 homes. The site of the main residence was chosen to take in views of Windy Hill and the northeast foothills of the Santa Cruz Mountains. The 4 bedroom, 4.5 bath home is situated above the pool and guest houses. Everything is bound together by carefully curated landscaping, stucco walled courtyards, natural stone walkways, imported Italian patio tiles, all integrated to blend into the gentle slope of the property.

The home's exterior is limestone, that craftsmen cut on-site, and speaks to the details that are evident inside and out. Artisans were engaged to provide hand cut moldings, forged iron lighting, and railings. But, the home is firmly anchored in the 21st century with a temperature controlled 1,200+ bottle wine cellar, private office, and a separate upper-level family area / work-from-home office or creative space.



PETER COWPERTHWAITTE

DRE # 01012887

650.207.4101

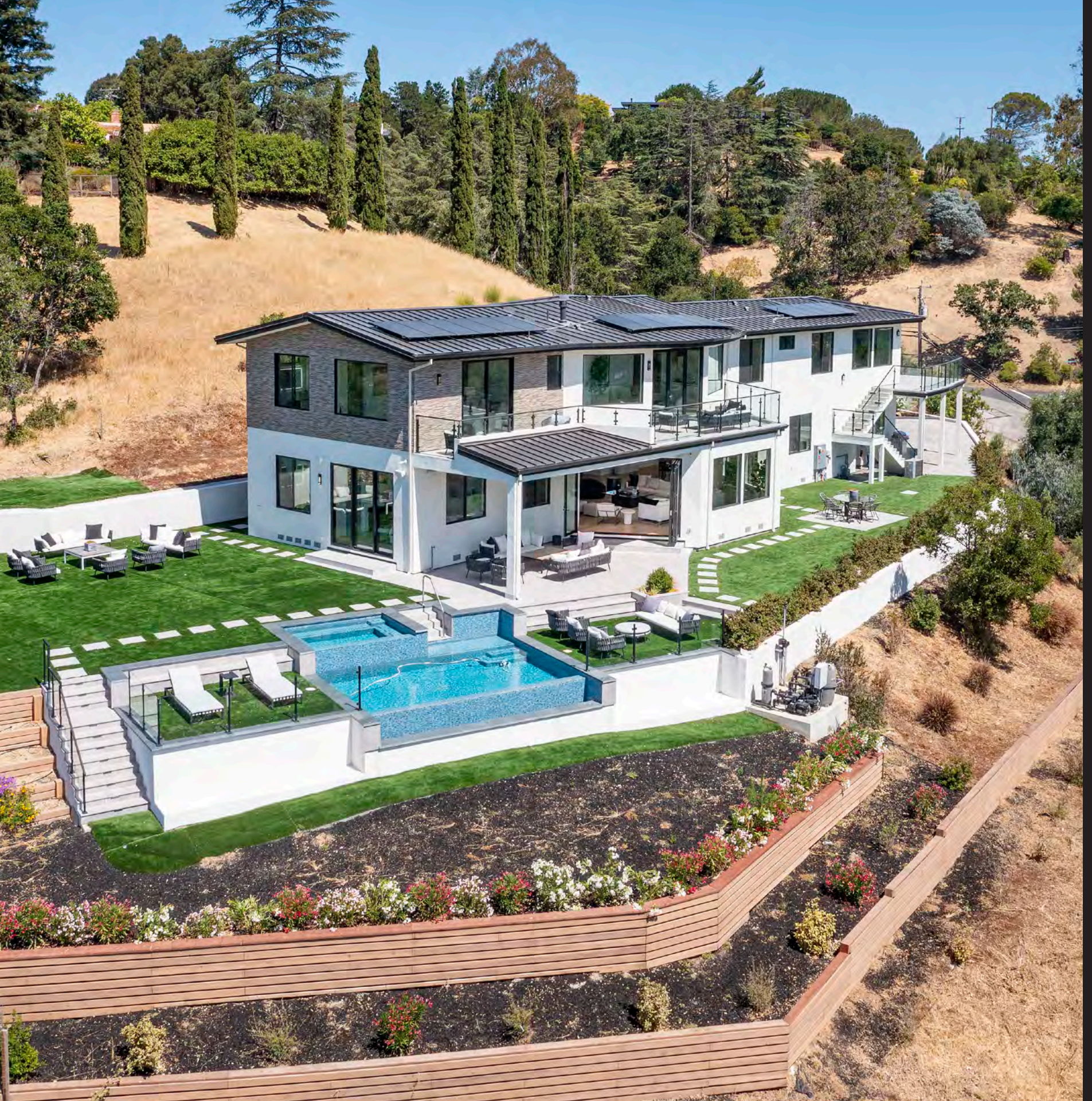
[p.cowperthwaite@ggsir.com](mailto:p.cowperthwaite@ggsir.com)

[www.178Pinon.com](http://www.178Pinon.com)

*All information is deemed reliable, but not guaranteed. Buyer to verify to their satisfaction.*

Golden Gate | Sotheby's  
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12874 VISCAINO ROAD, LOS ALTOS HILLS  
OFFERED AT \$10,250,000  
6 Bed | 6.5 Bath | 5,352 Sq Ft | 1.82 Acre Lot





401 EL CERRITO AVENUE, HILLSBOROUGH  
OFFERED AT \$38,900,000  
11 Bed | 11.5 Bath | 24,350 Sq Ft | 2.9 Acre Lot



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2 FABULOUS PROPERTIES FOR THE NAPA VALLEY LIFESTYLE

# 160 ACRES WITH VIEWS, VIEWS, VIEWS

1320 WOODEN VALLEY ROAD, NAPA | \$14,995,000 | [WoodenValleyResidence.com](http://WoodenValleyResidence.com)



Magnificent estate property entirely renovated  
4 bedrooms, office, bunk room, 5 full baths, and 2 half-baths  
Pool pavilion with 2 fitness centers and  
1-bedroom, 1-bath quarters with full kitchen  
Wine vault, tower tasting room, and 10-car pavilion  
Tennis court, pool, spa, bocce, outdoor kitchen

Co-listed with Tim Hayden, Compass



# 2 RUSTIC ELEGANT HOMES ON 62.5 ACRES

1300 WOODEN VALLEY ROAD, NAPA | \$5,495,000 | [WoodenValleyRanch.com](http://WoodenValleyRanch.com)



View home with 3 bedrooms, 3 full baths, 2 half-baths,  
plus music studio or 4<sup>th</sup> bedroom  
Ranch home with 3 bedrooms and 2 baths  
Tennis & pickleball court  
Barn, riding ring, stable, and vast pasture  
Land for animal grazing or crops

Co-listed with Tim Hayden, Compass



OVER \$ 1.2 BILLION SOLD

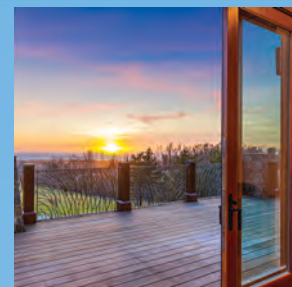
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17,000 total square feet (approx.)  
**\$9,950,000**  
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### The Lake House in Woodside

385 Old La Honda Road

6 BR | 8 BA | 5,800± SQ FT. | \$7,995,000

A luxurious estate on 4.2± acres less than 4 miles from 280. Private lake, redwood grove, and valley views. Contemporary design, solar panels, and tree house. En suite bedrooms, office, theater, and family/playroom. Expansive terraces, fire pit and 20,000-gallon water tank. Portola Valley schools.

THELAKEHOUSEWOODSIDE.COM

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# DEVINE LUXURY



28025 NATOMA ROAD, LOS ALTOS HILLS | OFFERED AT \$18,500,000

[www.28025NATOMA.com](http://www.28025NATOMA.com)

DESIGNED TO BE A HAVEN IN THE MIDDLE OF THE SILICON VALLEY, 28025 Natoma Road offers a retreat lifestyle minutes away from the world's technological epicenter. With over 10,700 sq.ft. of living space on a 2.59 acre parcel, this home offers future owners both seclusion and room to roam. Whether you're a wine collector, car collector, film buff, fitness fanatic, relaxation specialist, world class party host, or someone who enjoys being at one with nature, 28025 Natoma Road offers everyone a place to live their life to the fullest.

10,700+ sq.ft. living space | 2.59 acre lot | 5 bedrooms | 7 full & 2 half baths | In-home security system | Private drive with automatic gates  
Attached 4-car garage | One-of-a-kind detached 20 car luxury garage | Home gym and spa | Home theatre | Wine cellar | In-house guest suite



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# PALO ALTO 55 Waverley Oaks

3 Bed | 3.5 Bath | 3,743 Sq Ft | 10,378 Sq Ft Lot | \$8,250,000

Own a piece of history with this one-of-a-kind Pedro de Lemos home! Faithfully restored details blend seamlessly with modern comforts. Feel worlds away from Silicon Valley while in the heart of Old Palo Alto.



**Houy Kirkpatrick**

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**For more information,  
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**JUST LISTED | GORGEOUS MEDITERRANEAN ESTATE**

**12872 PHEASANT RIDGE ROAD, SARATOGA**

4 Bed | 3 F, 4 H Bath | 7,156± Sq Ft | 1.53± Acre Lot

\$7,900,000 | [12872PheasantRidgeRd.com](http://12872PheasantRidgeRd.com)







This Paul Conrado built home is elegant and welcoming with captivating views from almost every room, blending the home with its stunning outdoor environment. The exquisite design combines impeccable quality and craftsmanship together with Tuscan charm and top-of-the-line modern amenities. The beautifully appointed living areas flow gracefully creating a serene and comfortable ambiance. Generous rooms boast high ceilings, hardwood and limestone floors. Custom millwork and large windows and doors allow for an abundance of natural light.

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the **Nevis and Ardizzone Team**

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**EXCEPTIONAL CUSTOM ESTATE**



**14836 THREE OAKS COURT, SARATOGA**

4 Bed | 4.5 Bath | 5,013± Sq Ft | .97± Acre Lot | Additional 661± Sq Ft Guest House | \$7,425,000 | [14836ThreeOaksCt.com](http://14836ThreeOaksCt.com)



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17150 LOS ROBLES WAY, LOS GATOS

4 Bed | 5.5 Bath | 5,467± SF | 22,194± SF Lot | \$6,200,000 | 17150LosRoblesWay.com



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\$7,488,000



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\$5,495,000



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**\$5,500,000**



**17925 FOSTER ROAD, LOS GATOS**

4 Bed | 3.5 Bath | 4,872± Sq Ft | 1.52± Acre Lot

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# Luxury Living in Wine Country



Classically designed, traditionally styled, and immaculately maintained this one-of-a-kind Wine Country estate was designed by famed architect Jim Gillam, partner of Howard Backen. Situated on over 15± acres of secluded lands with sweeping views, majestic oaks, open meadows, and rolling hills. Complete privacy with double gated entry in The Ranch, yet less than 10± minutes to the historic Plaza. Tastefully remodeled with the highest quality finishes and every detail is perfection. Understated sophisticated elegance at its best. Interior features include first floor primary, open beam and cathedral ceilings throughout, custom cabinetry, dramatic double height stone fireplace, and picture perfect views from every window.

1248BagsBlvd.com | \$4,650,000



Prime Eastside 4 bedroom/2.5 bath traditional home just steps from the gem of quiet neighborhood parks, Mac Arthur Park. Charming from the moment you approach and see the covered porch and mature landscaping. Updated with beautiful wood floors, Chef's kitchen with high end stainless steel appliances, and stylish bathrooms. Interior features include two fireplaces, oversized primary bedroom with large walk in closet, dual pane windows, and designer touches. Close to all of the Eastside schools, the neighborhood park, and a quiet cut de sac. Wonderful weekend get away with its pool and proximity to the historic Plaza or a primary residence where you know everyone will want to hang out because this home is set up for entertaining. Prime location, move in condition, and great price make this one a winner.

705AveDelOro.com | Price Upon Request



Meticulously maintained and beautifully upgraded 4 bedroom/3 bath home in Eastside Estates. Interior features include vaulted ceilings, two fireplaces, hardwood floors, oversized primary bedroom on first floor, tons of natural light, and open floorplan. Chef's dream kitchen with high end appliances and tons of storage. French doors from both the family room and primary bedroom open to the private backyard with mature landscaping. Two guest bedrooms and full bathroom upstairs. Primary bedroom, guest bedroom, full bath, and office on main level. Pride of ownership is evident inside and out.

1025FifthStreetEast.com | Price Upon Request



A rare find and absolute gem....In the same hands for decades, this 1904 Victorian 2 bedroom/1 bath is the epitome of historic Eastside charm. Situated on a large 1/4 acre parcel just off the Plaza, this home has an extra large parcel so there is room to expand and make this into quite the estate. Original period details inside and out while at the same time stylish & fresh new touches have been added by the current owners so this is the best of old and new. Interior features include wood floors, high ceilings, fireplace, formal dining room with built-ins, and charming screened back porch room. Large old barn, detached garage, new landscaping with raised bed gardens, boxwood hedges, fountain, and fun entertaining area under the canopy of a majestic Palm tree. Properties like this rarely come available.

300EastNapa.com | Price Upon Request



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**4693 WALLACE ROAD N, SANTA ROSA**  
**\$7,995,000**

4 BD | 4.5 BA | 5,600 SQFT | 11.82 Acres



**1221 SHILOH CREST, SANTA ROSA**  
**\$5,995,000**

7 BD | 8.5 BA | 8,900 SQFT | 19.23 Acres

Co-Agent: Jonathan Bruington | 707.328.8261



NEW PRICE

**8688 QUAIL HAVEN LANE, SEBASTOPOL**  
**\$3,595,000**

4 BD | 5.5 BA | Approx 3,835 SQFT | Approx 2.53 Acres

Co-Agent: Tim DeBellis | 707.495.4075



**1335 KINNYBROOK DRIVE, KENWOOD**  
**\$3,495,000**

3 BD | 3 FL, 2 HF BA | 5,025 SQFT | 3.3 Acres

Co-Agent: Tim DeBellis | 707.495.4075



**4133 ORR RANCH ROAD, SANTA ROSA**  
**\$2,795,000**

3 BD | 4 FL, 2 HF BA | 4,918 SQFT | 4.56 Acres



**3701 VIKING ROAD, SANTA ROSA**  
**\$2,350,000**

4 BD | 3 BA | 2,050 SQFT | 7.63 Acres

Co-Agent: Doug Del Fava | 707.486.2663



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Information deemed reliable, but not guaranteed.



# HILLSBOROUGH



Just Sold: 30 Buckingham Court, Hillsborough  
Sonoma Farmhouse \$6,000,000 (Seller Rep)



Pre-Build Offering! 55 Del Monte Drive, Hillsborough  
Bay-View Modern Showcase. \$12,000,000

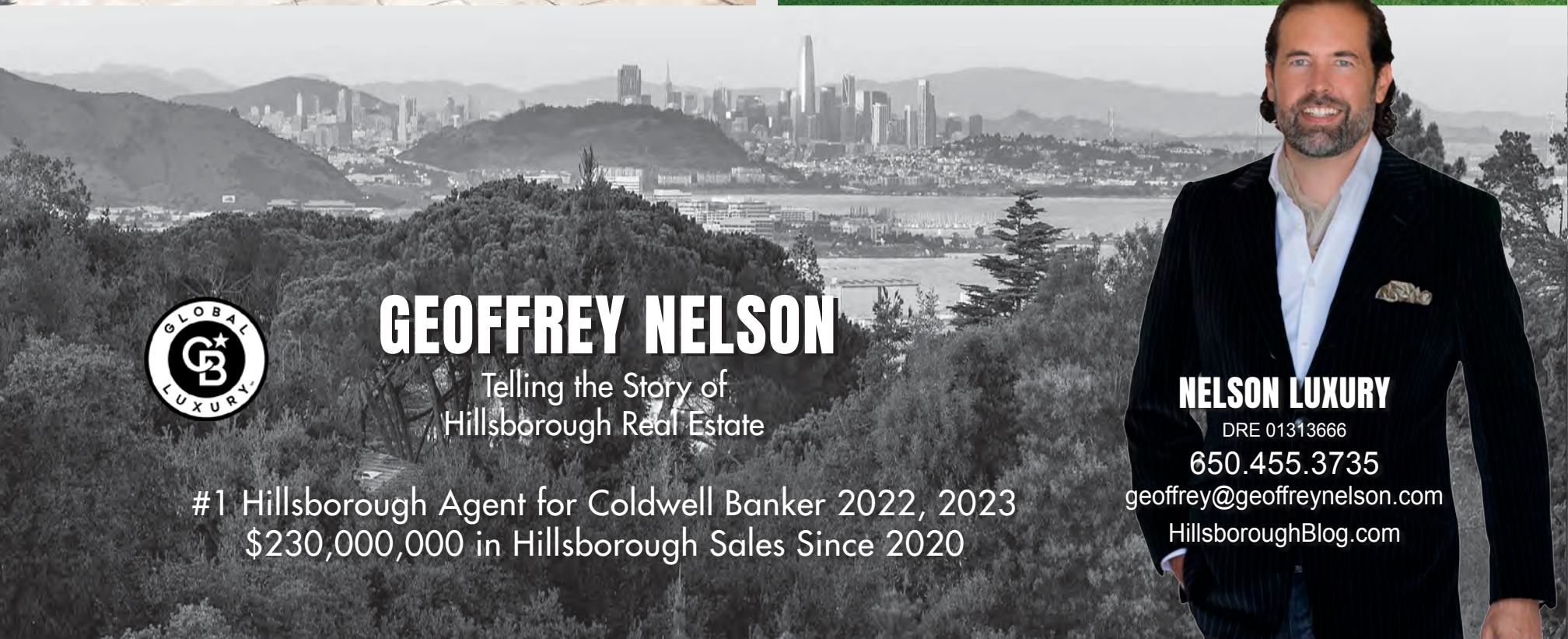
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Now Showing: 24 Mounds Road Unit B, San Mateo  
Bay-View Condo Bordering Hillsborough \$2,750,000



Just Sold: 125 Roblar Avenue, Hillsborough  
#1 Lower South Location. \$7,800,000 (Buyer Rep)



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- Represented the #2 highest sale of all-time for any Hillsborough property under 1 Acre, 2023, \$14,975,000
- Represented 2 of the Top 3 Sales in Lower North Hillsborough, 2021
- Represented the #1 Hillsborough Sale of the Year, 2020, \$16,225,000

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# HILLSBOROUGH



Now Showing: 446 El Arroyo Road A True Mansion in the Spirit of Classic Beverly Hills. Bay Views, Library, 25 Ft. Ceilings, 2,000 bottle wine cellar \$7,388,000



Now Showing: 500 Laurent Road, Hillsborough \$6,888,000  
Legacy Lands: 1.07 Acre Site ideal for expansion/new construction



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# Spacious Elegance in Polo Terrace

10 Percheron Place, Hillsborough

4 Bedrooms | 2 Full Bathrooms | 2 Powder Rooms | Built 1972  
2,990 Sq. Ft. Living Space\* | .64 Acre Estate Property | Pool & Spa | Sport Court  
Spacious & Elegant | Showcases Luxury Design throughout | Award-Winning Hillsborough Schools  
Active | Price Upon Request



# Dreamy Modern Farmhouse New Construction

812 Linden Avenue, Burlingame

5 Bedrooms | 5 Full Bathrooms | 1 Powder Room  
2,974 Sq. Ft. Living Space | 5,927 Sq. Ft. Lot | Built 2023  
Built by Renowned Builder RG Developments Inc. | Quality Craftsmanship & Attention to Detail  
Pending | Sellers & Buyers Represented by Gina & Jenny



# Magnificent Traditional in Desirable Easton Addition

1225 Vancouver Drive, Burlingame

4 Bedrooms | 3 Full Bathrooms  
2,448 Sq. Ft. Living Space | 7,250 Sq. Ft. Lot | Built 1941  
Enchanting Terraced Grounds | Premiere Location Walking Distance to Downtown Burlingame & Broadway  
Sold | Sellers Represented by Gina



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## Elegant Burlingame Cottage

1040 Cortez Ave, Burlingame

3 Bedrooms | 2 Full Bathrooms

1,880 Sq. Ft. Living Space\* | 6,000 Sq. Ft. Lot | Built 1925

Excellent Walkable Burlingame Location

Walking Distance to Award-Winning Burlingame Schools & Downtown Burlingame  
Active | Price Upon Request



## Sold Under List Price

5 Bedrooms | 5 Full Bathrooms | 1 Powder Room

4,810 Sq. Ft. Living Space\* | 13,261 Sq. Ft. Lot | Built 2006

Rare Private .30 Acre Lot Boasting Expansive Level Lawn & Yard Perfect For Entertaining  
Sold \$100,000 Under List Price | Buyers Represented by Gina



## Sold Off Market

40 Mc Creery Drive, Hillsborough

5 Bedrooms | 4 Full Bathrooms | 1 Powder Room

4,320 Sq. Ft. Living Space\* | .49 Acre Lot | Built 1968

Excellent Hillsborough Oaks Location

Walking Distance to Award-Winning Hillsborough Schools & Downtown Burlingame  
Sold Off Market | \$6,000,000



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# Burlingame Luxury Living



2848 CANYON ROAD  
6BR | 4.5BA | 4285 SQFT  
2848canyon.com



33 HIGHLAND AVENUE  
4BR | 2.5BA | 2704 SQFT  
33highlandave.com



Phil Chen  
Broker - Associate  
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THIS BEAUTIFUL 20 ACRE GATED and private resort is luxury living at its finest. Included is 8900 square feet of living space with a separate Casita, separate gym, large infinity pool, 65 acre lake, 10 car garage and lighted tennis/ Pickle ball court. Also included is a 6 hole golf course with 7 putting greens and one 9 hole putting green on the lake. Over \$2 million in interior upgrades completed in 2005. Owner spared no expense.



ERNESTO SAYSON JR  
BROKER/ OWNER

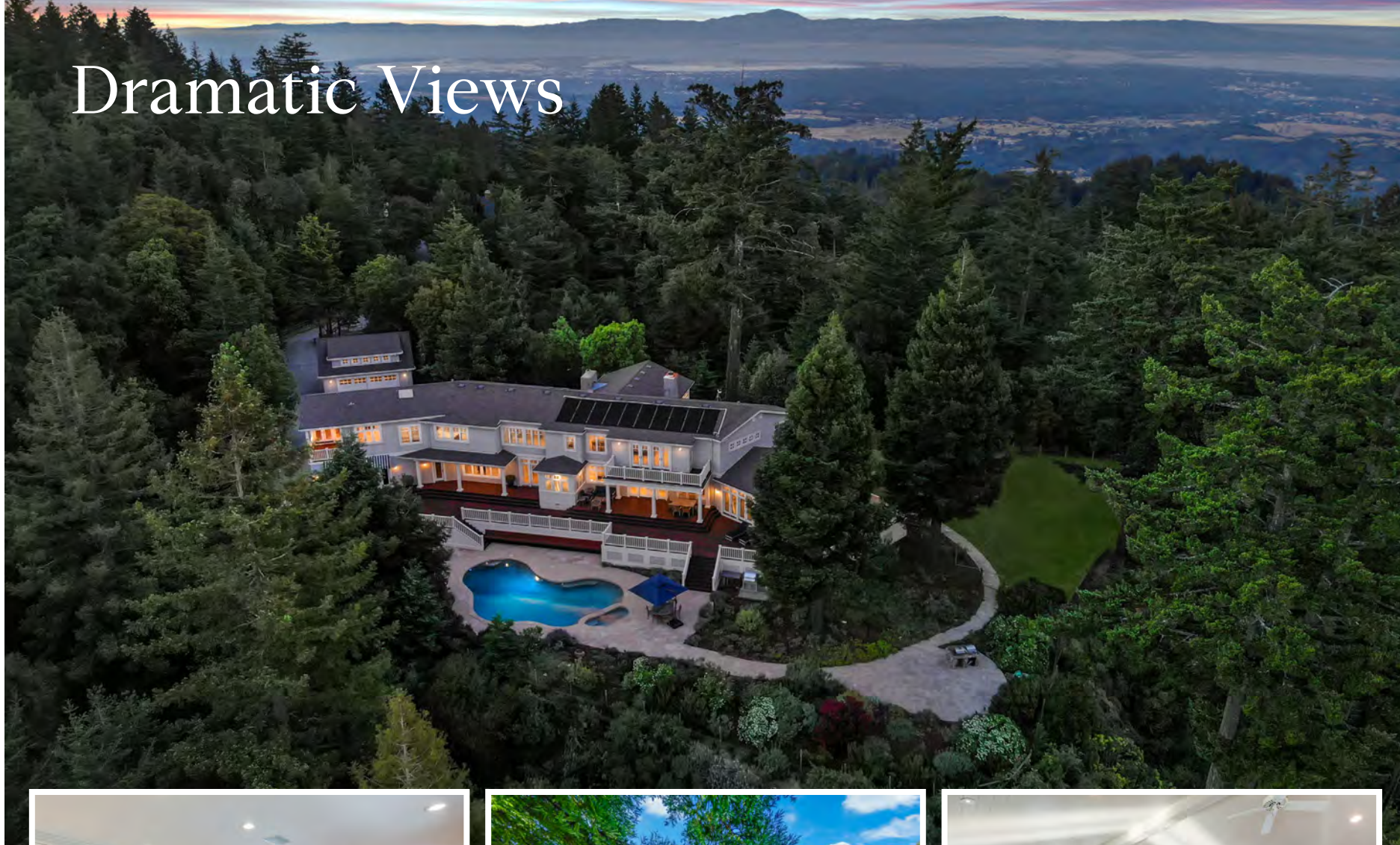
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# Dramatic Views



**22 STARWOOD DRIVE, WOODSIDE | \$6,998,000**  
**5 BD/4.5 BA | 7300 SF | 5+ AC**

This exceptional hilltop residence features dramatic bay views from Mt. Diablo to the coastal mountain range. The Hamptons-inspired shingle home has the ambiance of a resort retreat and the privacy that comes with being adjacent to 5000+ acres of Open Space yet minutes from the heart of Silicon Valley,

A giant office suite, complete with lounge, meeting area and private deck is perfect for work from home with high-speed internet access supplied by Etheric Networks. A separate library, professional gymnasium, and acres of land to run and play make this a true sanctuary for all ages.

There are 5 bedrooms and 4.5 bathrooms including a stunning master wing with a private master deck. The outdoor spaces include a pool and patio as well as 4000~ square feet of ipe deck, covered porch with fireplace, outdoor kitchen, and lovely native landscaping. Starwood is a gated private road. The end of road privacy is further enhanced by private trail access from your front door to open space. [www.22Starwood.com](http://www.22Starwood.com)



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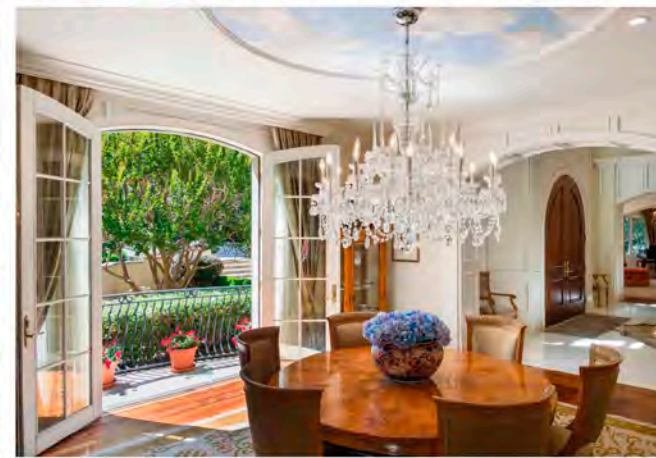
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Drawing inspiration from the owners' extensive global travels and the awe-inspiring architectural wonders they encountered, it would be an understatement to merely label this estate as "World Class." With no expense spared and an unlimited budget, every facet of this home, from its sheer scale and architectural design to the exceptional craftsmanship and meticulously designed landscaping, stands as a testament to unparalleled excellence.

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Silver Creek Valley Country Club



**2239 Bellington Court, San Jose**  
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Bel-Aire Estate – Montecito



**2332 Shadow Mist Court, San Jose**  
SOLD FOR \$4,160,000  
Bel Aire Estate – Carnelian Heights



**2122 Hillstone Drive, San Jose**  
SOLD FOR \$5,005,000  
Hillstone by Greenbriar



**5722 La Seyne Place, San Jose**  
SOLD FOR \$4,520,000  
Silver Creek Valley Country Club



**2336 Larkspur Canyon Drive, San Jose**  
SOLD FOR \$4,225,000  
Bel Aire Estate – Carnelian Heights

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From the low \$1 millions



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From the low \$1 millions



**RESIDENCE 3279**  
3,279 sq ft  
4 beds / 3.5 baths  
3-car bay garage  
From the low \$1 millions



**RESIDENCE 3762**  
3,762 sq ft  
5 beds / 4.5 baths  
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From the low \$1 millions



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ATHERTON**

View Home Tour

7 Bd | 7 Bth | \$9,988,000  
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**74 MONTE VISTA AVENUE  
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View Home Tour

6 Bd | 7 Bth | \$12,988,000  
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**64 FAIRVIEW AVENUE  
ATHERTON**

View Home Tour

1.069-Acre Lot | \$7,488,000  
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**303 ATHERTON AVENUE  
ATHERTON**

View Home Tour

7 Bd | 8.5 Bth | \$14,988,000  
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**1205 JOHNSON STREET, MENLO PARK**

Listed At: \$10,488,000 | Sold For: \$11,100,000  
**Multiple Offers Received**

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OFF-MARKET

ATHERTON | \$41,000,000



OFF-MARKET

WOODSIDE | \$40,000,000



WOODSIDE | \$29,000,000\*\*



OFF-MARKET

WOODSIDE | \$23,625,000

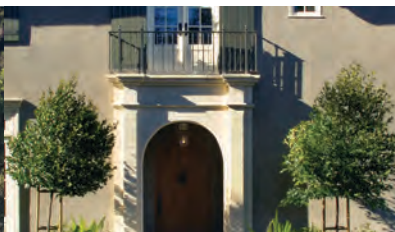


WOODSIDE | \$18,150,000



PENDING

ATHERTON | List: \$16,500,000



OFF-MARKET

ATHERTON | \$16,175,000



WOODSIDE | \$15,800,000



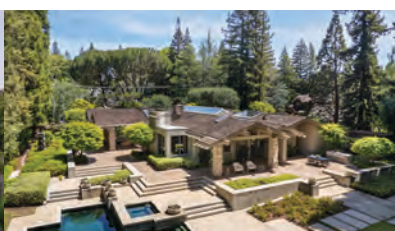
ATHERTON | \$13,410,000



WOODSIDE | \$13,750,000\*



WOODSIDE | \$13,250,000



ATHERTON | \$12,850,000



PENDING

ATHERTON | List: \$12,850,000



ATHERTON | \$11,100,000



OFF-MARKET

MENLO PARK | \$10,500,000\*



ATHERTON | \$6,875,000



MENLO PARK | \$6,200,000\*



ATHERTON | \$5,650,000



LOS ALTOS | \$3,500,000



\*Represented Buyer  
\*\*Represented Buyer & Seller

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