

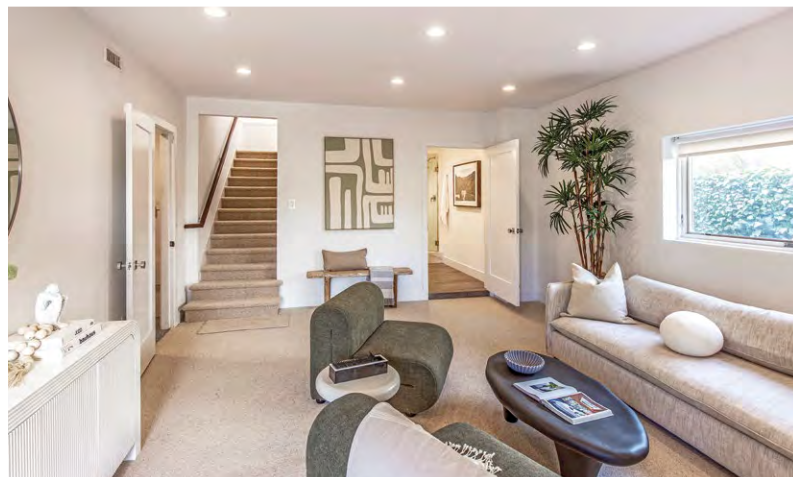
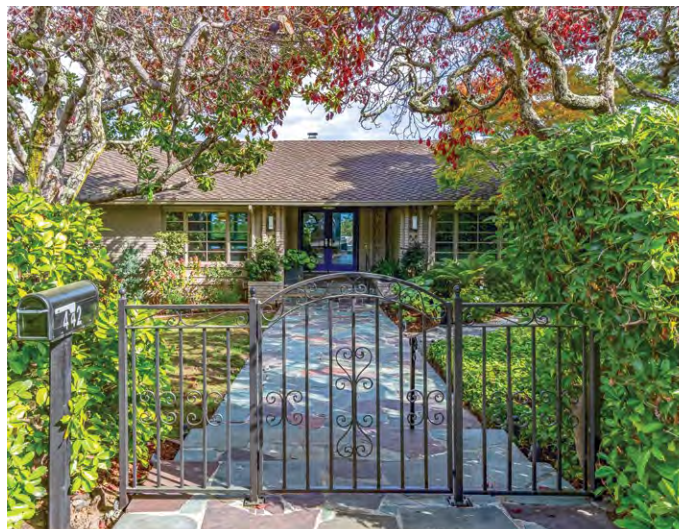


442 EL ARROYO ROAD **HILLSBOROUGH**



A Modern Transformation with Sweeping Bay Views

Beautifully remodeled for modern living, this Lower Hillsborough home showcases an open-concept design with wide expanses of glass that frame views across the San Francisco Bay and out to the Bay Bridge and East Bay hills. Natural light fills every room, two gas fireplaces add warmth, and wood-like tile floors unify the open living areas. Expansive formal rooms are complemented by a designer kitchen and family room combination, creating an ideal layout for entertaining and everyday comfort. Rounding out the main level are three spacious bedrooms, including a primary suite that takes full advantage of the views, plus there is a flexible-use lower level with large bonus room and adjoining bath. Outside, an expansive view deck with cable-strung railings and terraced lawns extend the living space, providing ample room for entertaining and play. With its modern transformation, dazzling views, and sought-after Lower Hillsborough setting, this home presents the perfect place to live midway between San Francisco and Silicon Valley.





AT A GLANCE

3 bedrooms and 3.5 baths

Approximately 3,330 gross square feet (per floor plan vendor; buyer to confirm)

Sweeping views out to the San Francisco Bay, Bay Bridge, and East Bay hills

Lot size of approximately 16,814 square feet (buyer to confirm)

Sought-after Lower Hillsborough location

Excellent Hillsborough schools (buyer to confirm enrollment)

Offered at \$5,150,000

442ElArroyo.com



DETAILS OF THE HOME

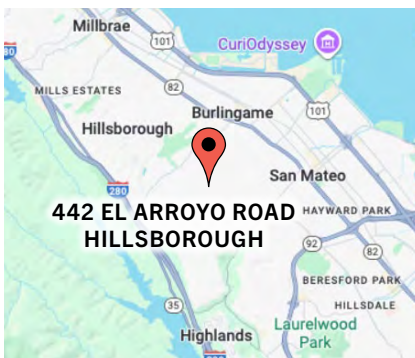
- Wide street-level entrance with multi-colored flagstone walkway framed by landscaped gardens, lawn, and mature trees
- Double French doors enter the home; wood-like tile floors extend into the main living areas
- The spacious living room has wide sliding glass door and matching windows to a rear deck with cable-strung railings and Bay views; a gas fireplace is outlined in a beveled design of solid natural stone
- Open but formal dining room with wide front window and contemporary three-tier pendant light
- Remodeled kitchen has sleek wood grain cabinetry topped in quartz, including an island with counter seating beneath two pendant lights; to-the-ceiling marble subway-set backsplashes highlight open shelves on one wall; a sliding glass door opens to the view deck
- Thermador appliances include an induction cooktop, oven, microwave, warming drawer, dishwasher, and refrigerator
- Family room, fully open to the kitchen, has a gas fireplace flanked by recessed cabinetry and three to-the-floor windows presenting the views
- Primary bedroom suite features carpeting, a customized walk-in closet plus an additional closet, and sliding glass door to the rear deck presenting the Bay and Bay Bridge views; the remodeled en suite bath has a dual-sink vanity and frameless-glass shower
- Two additional carpeted bedrooms are served by a remodeled bath with dual-sink vanity, soaking tub, and frameless glass-enclosed shower with tile surround
- Lower-level bonus recreation room with carpet, walk-in closet, and adjoining bonus bath with frameless-glass shower
- Other features include: powder room; recessed lighting in most rooms; laundry room with concealed LG washer and dryer; attached 1-car garage with access at the rear of the home; 1-car carport
- Expansive rear grounds with two separate level lawn areas providing ample space for play and entertaining



MAIN LEVEL
2,765 SQ FT



LOWER LEVEL
565 SQ FT - Finished
705 SQ FT - Unfinished



CLOSE TO...

Highway 280.....	1.5 mi	5 min
Downtown Burlingame.....	1.6 mi	5 min
Starbucks	1.7 mi	7 min
Shopping on Broadway	2.3 mi	8 min
Mills Peninsula Medical Ctr.....	2.7 mi	9 min
Caltrain.....	2.7 mi	10 min
Highway 101.....	2.9 mi	10 min
San Francisco Int'l Airport	6.5 mi	15 min

(all times and distances are approximate; information provided by Google Maps)

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