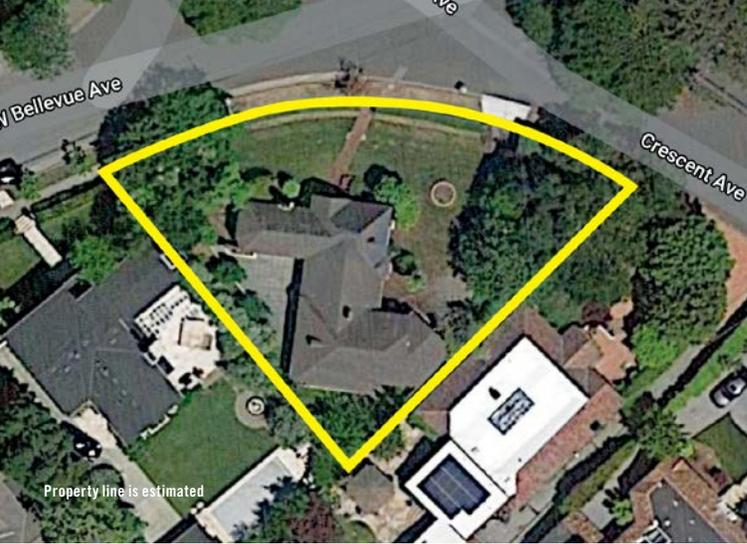


IN THE HEART OF SAN MATEO PARK

Located in San Mateo's most prestigious neighborhood, San Mateo Park, this circa 1923 home presents time-honored architecture on a lovely corner lot. Owned by the same family for many years, the home is filled with intrinsic charm and vintage character awaiting your own personal vision for the future. Of-the-era formal rooms are classic and timeless, the kitchen has space for casual dining, plus there is a den that opens to the rear patio. On two elevated levels there are a total of 3 bedrooms and 3 baths, including one that is en suite. With wide street frontage gracefully wrapping around two streets, this lovely setting offers wonderful potential for remodeling – indeed a very special opportunity for yet another generation to come.

201 WEST BELLEVUE AVENUE SAN MATEO

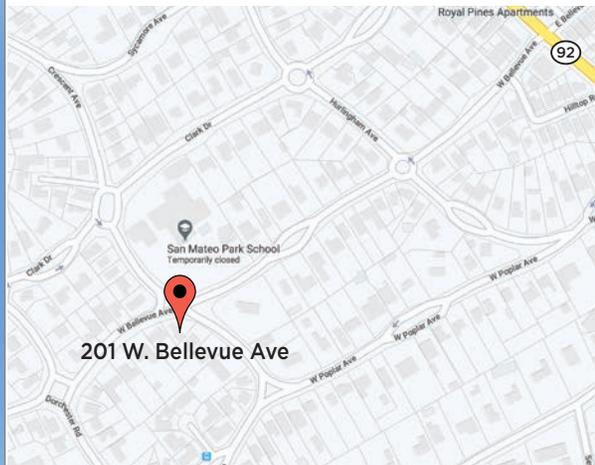




CLOSE TO ...

Downtown Burlingame	1.0 mi	4 min
Downtown San Mateo	1.2 mi	4 min
Central Park.....	1.4 mi	5 min
Caltrain.....	1.5 mi	7 min
Highway 101.....	1.7 mi	7 min
Hillsdale Mall.....	3.3 mi	9 min
Mills-Peninsula Hospital	3.4 mi	9 min
San Francisco Int'l Airport	5.8 mi	10 min

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



201 W. Bellevue Ave

DETAILS OF THE HOME

- Circa 1923 (per county records, buyer to confirm) on a premier corner lot in the heart of San Mateo Park
- Lot size of approximately 7,820 square feet (per county records, buyer to confirm) gracefully wrapping around West Bellevue and Crescent Avenues behind manicured hedges
- 3 bedrooms and 3 bathrooms
- Approximately 2,080 square feet (per county records, buyer to confirm)
- Covered portico outlined in contrasting quoin blocks that add distinctive architectural detail
- Hardwood floors in most public rooms
- Spacious living room with French doors to the rear patio and focal-point fireplace surrounded in Craftsman tile
- Formal dining room with some leaded glass windows, chandelier, and vintage wallcovering
- Bright and sunny eat-in kitchen has laminate counters and breakfast area with some leaded glass windows
- Den with French doors to the rear patio
- Mezzanine level with bedroom, bathroom with tub, plus bedroom with en suite bath offering shower over tub
- On the upper level is a bedroom and hall bath with colorful vintage tiles and a tub
- Separate laundry room with washer and dryer and door to partial basement
- Attached 2-car garage



Offered at \$2,100,000
www.201WestBellevue.com



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 RESIDENTIAL BROKERAGE

Coldwell Banker and this agent do not guarantee or warrant the accuracy of lot size, square footage or other information concerning the features or condition of the property provided by seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection and appropriate professionals. ©Marketing Designs, Inc. 650.802.0888 • marketingdesigns.net