



Property Overview

909 BERKELEY AV
 Menlo Park (Menlo Park) 94025
 Menlo Oaks Area (Area 307)
 San Mateo County
 Detached Single Family (Class 1)
 City Limits: Yes
 Unincorporated: No
 Bed/Bath: 5 / 4+
 SqFt: 6265 (Data by Paid Vendor)
 Lot Size: 22,303 sq ft (Data by Assessor)
 Yr Built / Age: 2008 / 1 years
 Parcel #: 062-160-520
 Zone: R100

Management Information

Assoc. Fee: --
 Assoc. Name: --
 Assoc. Phone: --

Remarks

Right opportunity @ right time for this magnificent gated serene landscped estate wth private drive. Fabulous, 1yr Nu construction on lrg ½ acre lot. 2 level home with perfect fmlly layout.5 bdrms (incl 1 dwnstr) wth 5 full bth & xtra 2 hlf bths,Offc & Bonus/media rm, large gourmet kitchen with family room, 3 car garage.sq ft info from county assesor & builder drgs,see discl

Private : Co listing with Mr Batra 650-619-0238, 2hr prior notice b4 showing call Deepak 408-391-8267. Disclosure/Virtual tour on www.ehomeandloan.com SECTION DISCLOSURES /TOUR

Dates

List: 03/26/2009
 Original: 03/26/2009
 Sale:
 COE:
 Expires: 07/16/2009
 OffMarket:

Showing Information

Occupant: --
 Occupied By: Owner
 Phone: --
 Owner: Hanley
 Add'l Owner: --
 Instructions: Supra Keysafe, Locked Main Entrance Gate, Restricted Hours, Call First-Then Keysafe, Appointment Only, Call Listing Agent

Pricing

List: \$4,395,000
 Original: \$4,395,000
 Sale: --

Schools/Districts

Elem: Laurel Elementary/ Menlo Park City Elementary
 Middle: Hillview Middle
 High: Menlo-Atherton High/ Sequoia Union High

Map

X-street: Colby
 Barclay: Pg: 24 Hz: 7 Vt: 87
 Thomas Pg: 790 Grid: J1
 Directions: Ringwood to Coleman to Berkeley OR Willow to Coleman to Berkeley. On Berkeley between Colby and Bay.

Tour Information

Tour 1: 03/31/2009
 Assoc 1: SILVAR
 Tour 2: --
 Assoc 2: --
 Original: 03/31/2009
 Remarks: --

Open House Info

Sat 3/28 1:30-5:00 Surinder Batra
 Sun 3/29 1:30-5:00 Surinder Batra
 Sun 4/5 1:30-5:00 Surinder Batra
 Open House Remarks: --

Listing Agent/Office Information

Deepak Chandani (DRE#01240105)
 Anthem Realty
 Pref-Phone: 408-391-8267
 Agent Fax: 650-590-7499
 Office Phone: 650-941-8003
 Office Fax: 650-941-8088
 Email: deepak@ehomeandloan.com
 http://www.ehomeandloan.com

Property Features

Type	Other Rooms	Amenities	Lot Description	Garage/Parking
Detached Single Family	Library Office	220 Volts in Kitchen 220 Volts in Laundry	Flag Lot Level Lot	3 or More Car Garage Attached
Stories	Utility Room	Area		Electric Door or Gate
2 Stories	Bonus Room	Ceiling Fan(s) Double Pane Windows	Water City/Public Water	Opener
Familyroom	Other Areas	Fire Sprinkler System		Exterior

Family Room Kitchen Separate Family Room	Extra Storage Formal Entry Laundry Area - Inside Attic	Gas Hookup in Kitchen Gas Hookup in Laundry Area Gas Water Heater High Ceilings Skylight(s)	Sewer Or Septic Sewer in & Connected Earthquake Fault Zone No-Fault Zone Flood Area No-Flood Zone View --	Stone Exterior Stucco Exterior Style Mediterranean Roof Tile Roof Yards/Grounds Automatic Sprinkler(s) Patio Sprinklers - Front Sprinklers - Rear
Informal Dining Area Breakfast Nook Breakfast Bar	Fireplace Fireplace	Listing Includes 1 Refrigerator 2 or More Dishwashers 2 or More Ovens Disposal Microwave Oven Security Alarm System- Owned	Horse Property --	
Formal Dining Area Separate Dining Room	Fireplace Location Fireplace in Family Room Fireplace in Master Bedroom Fireplace in Living Room	Self Cleaning Oven Cooktop Range	Horse Property Description --	Has Pool No Pool
Bedroom Descriptions 2 or More Master Suites Ground Floor Bedroom	Fireplace Description Gas Log Only Fireplace	Cooling Central Air Conditioning Heating Central Forced Air Heat More than One Heating Zone		Pool Description -- Pool Options --
Shower And Tub 2 or More Showers over Tubs	Floor Covering(S) Area Carpeting Granite Floors Hardwood Marble Tile	Special Features --		
Bathroom Features More than One 1/2 Bath Tub with Jets	Energy Features --	Homeowner's Protection Plan Home Warranty Provided by Seller		
Shower 2 or More Stall Showers	Insulation Ceilings Insulated Insulation Per Owner Walls Insulated Foundation Concrete Perimeter & Slab			
Tub 1 Tub				
Spa/Sauna Sauna or Steam Room				

Financial & Supporting Information:

Cash to Assumable Loans:	Current Rent:	Existing Loan: Conventional Loan, Impounds Included	Total Loans:
Monthly Payment:	City Transfer Tax: N	Second Loan:	Possession: COE
Current Taxes:	New Terms: All Cash or Conventional	Third Loan:	Association Fee:
Commission Type: Standard	Disclosures Link:	Listing Agreement Scope: Full Service Listing Agreement Type: Exclusive Right to Sell(ER)	Additional Listing Info: Not Applicable / Not Disclosed

Documents:

Earthquake Disclosure, Environmental Report, Geological/Flood Report, Pest Control Report, Preliminary Title Report, Property Inspection Report, Real Estate (TDS)

Special Information:

Tax Records:

Data Source: First American Real Estate Solutions (FARES)	Year Built: --	Actual Lot Size: 22,303	Property Use Code: 163
Owner Of Record: HANLEY FAMILY TRUST	Approx Sq Ft: --	Deed Number: --	Census Tract: 6124002001
Mailing Address: 909 BERKELEY AVE MENLO PARK, CA 94025-2330	Percent Improved: 13%	Zoning: R100	Transfer Value: \$4,125,000
	Assessed Value: \$1,845,790	Tax Rate Area: 62003	Tax Amount: \$20,426.94

Listing History:

<u>MLS ID</u>	<u>Change Date</u>	<u>Status</u>	<u>COE Date</u>	<u>Exp Date</u>	<u>List Office/Sale Office</u>	<u>List Price/Sale Price</u>
80915354	03/27/2009	Active		07/16/2009	Anthem Realty (ANTHE.1)	\$4,395,000
80915354	03/26/2009	Active		09/30/2009	Anthem Realty (ANTHE.1)	\$4,395,000
80767383	05/09/2008	Cancelled		06/07/2008	Landmark Properties (LNPR.1)	\$4,295,000
80767383	04/01/2008	Active		06/07/2008	Landmark Properties (LNPR.1)	\$4,295,000
80767383	12/10/2007	Active		06/07/2008	Landmark Properties (LNPR.1)	\$4,395,000
80551417	12/02/2005	Sold	12/02/2005		NON MULTIPLE LISTING OFFICE (NMLS.1)	\$1,600,000
80551417	11/28/2005	Pend NS				
80551417	11/23/2005	Pend Show		01/15/2006		
80551417	11/04/2005	Pend Show	12/20/2005			
80551417	09/22/2005	Pend Show	11/04/2005			
80551417	09/06/2005	Active		12/05/2005	Coldwell Banker-Menlo Park Santa Cruz (CBR.14)	\$1,749,000

Images:



