

## *948 Mouton Circle ❖ East Palo Alto*



Situated on one of the quietest streets in desirable University Square, considered by many to be East Palo Alto's premier neighborhood, this home is arguably the most highly remodeled University Square home ever available. Numerous modern amenities including an exquisite gourmet kitchen with Viking appliances, luxurious master suite, state-of-the-art home theatre with retractable screen, TVs in every bedroom, 2 EV charging stations, a smart home security experience, and low-energy green features.

A light-filled, open floorplan with high ceilings centers around the masterpiece gourmet kitchen remodeled in 2015 with coordinated Viking stainless steel appliances (range, refrigerator, microwave, dishwasher, trash compactor, and wine cooler), black granite slab granite countertops and full backsplash, a large farmhouse-style stainless steel sink, expansive maple cabinets refinished to a gorgeous Venetian brown and appointed with modern hardware and soft closing drawers and doors, built-in desk with matching chair, raised breakfast bar, and sleek tile floors.

The family room boasts a state-of-the-art home theatre system with a high-definition projector and a retractable 124-inch screen, separate TV niche and TV, built-in surround-sound speaker system, DirecTV and Sonos equipment, and a gas fireplace. The separate living/dining room is appointed with plantation shutters, and two built-in speakers for stylish entertaining.

The master bathroom, also completely remodeled in 2015, hosts dual, rectangular vanity sinks with striking, wall-mounted faucets, an elegant engineered quartz countertop, a freestanding soaking tub with air jets, a separate shower with large rain fall shower head and frameless all-glass enclosure, and cabinets refinished to a gorgeous Venetian brown and appointed with modern hardware.

The master bedroom invites relaxation with vaulted ceilings, richly textured laminate floors, a modern sliding barn door, a spacious walk-in closet, a wall-mounted TV, and a built-in speaker.



The bedrooms boast richly textured laminate floors, wall-mounted TVs, and modern ceiling fans.

Given the ample parking in the large driveway, the garage is furnished as a game room with pool table, drop pendant lights, 3 wall-mounted TVs, and generous shelving.

The home is equipped with two Level 2 electric vehicle charging stations. Both charging stations are for electric model vehicles (240V 30amp SAE J1772 standard) and wired for 80amp. They can be used to charge Teslas with the appropriate Tesla charging adapter. In addition, the EV chargers run on a separate and dedicated PG&E meter (the top meter) at .06 cents per kW, which means the average cost to charge your electric vehicle is about \$10-20 per month.

Latest generation smart home experience with the Vivant SkyControl Panel and mobile device app for remote monitoring and control of the home security system (all doors and windows wired with sensors, 5 exterior cameras), smart door locks, smart garage door, and Nest thermostat.

Central heating and air-conditioning provide year-round comfort. The convenient, upstairs laundry room features a 2013/2014 GE washing machine and gas dryer.

Leased solar panels, energy-efficient LED lighting throughout, and a low-maintenance water-conscious yard complete this modern, green home to minimize energy and water bills.

A Section 1 termite clearance and one-year roof warranty finish this pristine, luxurious home.

Only minutes to downtown Palo Alto with restaurants and shopping. Close to Silicon Valley employers via nearby highways 101 and 85 and less than 10 minutes to Caltrain. Only 3 miles to Facebook and 4 miles to Google. Recreation at the sprawling Baylands Nature Preserve and Ravenswood Open Space Preserve. Just a block to University Square Park at the community's center.





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# CATHERINE GORTNER

PROPERTIES



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