

Top of the Mounds is a sought-after condominium complex just moments from upscale dining and shopping in downtown San Mateo. Offering a desirable first-floor location, this lovely home presents a bright and light ambiance. The living room and formal dining room are expansively proportioned for entertaining and easily serviced by a well-designed kitchen with casual dining area. A gas-log fireplace, large covered and open terrace, plus laundry room enhance day-to-day living, while shared amenities offer luxurious convenience including a pool, spa, social room with full kitchen, fitness center with two saunas, gated parking, and daily staffed lobby.





SUMMARY OF THE HOME

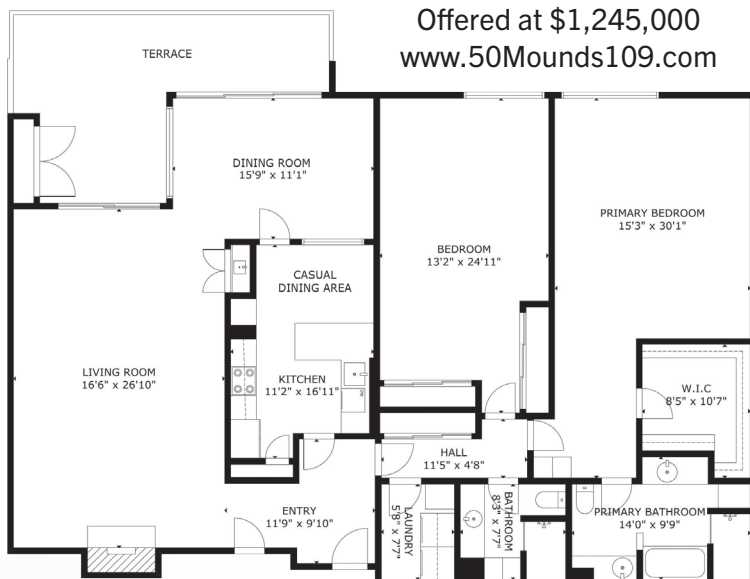
- First-floor condominium with 2 bedrooms and 2 bathrooms
- Approximately 2,036 square feet (per county records, buyer to confirm)
- Views out to the San Francisco Bay and San Mateo Bridge
- Hardwood floors throughout most of the home and carpet in the primary suite
- Large foyer has sightlines through the kitchen and into the dining room
- Spacious living room with gas-log fireplace, concealed wet bar, and wide sliding glass door to a covered terrace
- Formal dining room with chandelier, pass-through to the kitchen, and wide sliding glass door to the terrace
- Updated kitchen features granite slab counters and a casual dining area
- Appliances include a Thermador smooth-surface electric cooktop, KitchenAid microwave, oven, and warming drawer, plus Bosch dishwasher and GE refrigerator
- Primary bedroom suite looks out to the views and has an organized walk-in closet and en suite bath with two vanities, tub, and shower
- Large second bedroom with view window and two closets, one with workstation, is serviced by a hall bath with tiled shower
- Other features include: separate laundry room with Maytag washer and dryer; central air conditioning; tandem 2-car garage parking with gated entrance and elevator access; storage cupboard on the terrace and a nearby storage closet
- Community amenities include a daily staffed lobby, outdoor pool and spa, plus large social room with kitchen, equipped fitness center, and two saunas; HOA fee of \$1,550 per month

CLOSE TO...

Downtown San Mateo	0.8 mi.....	4 min
Mills Health Center	0.9 mi.....	4 min
Starbucks	1.0 mi.....	5 min
San Mateo Caltrain	1.0 mi.....	6 min
Downtown Burlingame	1.2 mi.....	6 min
Highway 101	1.6 mi.....	9 min
Hillsdale Shopping Center.....	3.0 mi.....	11 min
San Francisco International Airport ...	4.9 mi.....	12 min

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

Offered at \$1,245,000
www.50Mounds109.com



Floor plan is for illustrative purposes only.
Room dimensions, living area are approximate.



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