

## 6201 VIRGO ROAD IN MONTCLAIR

### AT A GLANCE

- Four bedroom, three and a half bathroom Custom Contemporary in the hills of Montclair
- Sweeping panoramic views of the Bay, Bay Bridge, Golden Gate Bridge, San Francisco, city lights & beyond. Views from nearly every room in the house!
  - 3,554 sq/ft (per public records) on an immense 13,225 sq/ft (per public records) lot
- Incredibly robust foundation built by Alan Kropp & Associates. Over 50 pilings, 18' deep. Each piling has a steel cage that consists of 7 #9 bars (a number 1 bar is 1/8") Each cage was lowered in it's a hole by a crane
- Floor joists are Silent Floor, far superior to solid timber. Plywood sub-floor was both glued and screwed in place
- Hardy Plank siding is virtually impervious to the elements, including fire. Never needs painting, just a wash from time to time. The house also has a layer of exterior sheetrock beneath the siding for additional fire protection, insulation, and sound deadening
  - Hardwood floors, wall to wall carpeting, and tile
- Windows everywhere, require few if any lights to be turned on well into the early evening
- Spectacular terraced, level rear yard, perfect for entertaining or playing children. Front terraced landscape is teeming with lush plants, trees, and flowers. The yard soil was augmented with clean top soil and the house has a complete sprinkler system
- Great room with majestic two-story vaulted ceiling, fireplace, bathed in light, leads to deck, dining and kitchen
- Gourmet eat-in kitchen features solid wood cabinets with dovetailed drawers, recessed lighting, new stainless steel appliances, breakfast bar with counter seating, side entrance to front and rear yards, gorgeous views, and adjacent sunken dining area
  - Sunken dining area boasts striking bay windows offering unbeatable views as a backdrop for dining and entertaining, sliding door access to wraparound deck
- Bedrooms include a luxurious master suite with vaulted ceilings, fireplace, private patio, walk-in closets, adjacent master bath; additional bedrooms feature high ceilings, generous closets, adjacent bathrooms and views
- Master bathroom offers vaulted ceiling, oversized sunken tub, separate standing shower, dual vanities, and tranquil garden views
  - Bonus room is a massive partially soundproofed space, ideal for a recreation room or home theater
  - A marvelous wraparound redwood deck provides stunning panoramic views, offers multiple options for entertaining, and features a substantial jacuzzi
    - Huge laundry room provides ample counter and cabinet space
- Two car garage with interior access and separate area for workbench or storage. Additional basement storage is located under the garage.

*This information is deemed reliable, but not guaranteed*

## STUNNING CUSTOM CONTEMPORARY WITH PANORAMIC VIEWS



### 6201 VIRGO ROAD IN MONTCLAIR

Truly a rare opportunity! This colossal 4 bedroom, 3+ bath custom contemporary nestled in the hills of Montclair, offers unrivaled panoramic views of the Bay, San Francisco, Golden Gate Bridge, Mt. Tam and beyond. A view from virtually every room in the house! Step through the front entrance and you will be greeted by a magnificent two story vaulted ceiling which exemplifies the open and expansive feel of this home. Seemingly endless windows wrapped in wood trim and motorized skylights bathe the rooms in light. Ideal for entertaining, the large sunken living room with tiled fireplace opens to the kitchen/dining area and to the immense redwood deck and level garden. The gourmet kitchen has all the amenities including dove-tailed solid wood cabinets, gas range, recessed lighting, stainless steel appliances, breakfast bar, adjacent sunken dining, and private side deck. Striking bay windows in the sunken dining area allow you to dine and entertain with the picturesque views of the Bay as your backdrop. Accessible from multiple locations in the home is the substantial wrap-around redwood deck with Jacuzzi which overlooks the scenic garden and hillside. Upstairs, the luxurious master bedroom suite features a private patio, granite fireplace, vaulted ceilings, generous walk-in closets, and adjacent master bath with oversized tub, separate standing shower, and dual vanities. A massive bonus room provides a multitude of possibilities, including a game room, home theater, or library. Please continue reading for additional information on this very special home. **Offered at \$1,445,000**



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Set amidst the splendor of the Montclair hills this 1995 built 3,554 sq ft (per public records) home sits on an immense 13,225 sq ft (per public records) lot. The private location is surrounded by other executive homes and is only a short distance from shopping, schools, and freeways. Interior access from the two-car garage leads down the stairs to the upper floor. To your right is the substantially large rumpus room which offers a multitude of uses. A home theater, loaded to the gills recreation room, or library, are but a few options for this impressive room. Out the door and to your left is the huge laundry room which leads to the lofty second floor landing. The scale, expansive space, and panoramic views from this perspective will truly impress. The luxurious master bedroom suite is located to the right boasting vaulted ceilings with recessed lighting, panoramic views, fireplace, a private patio, and walk-in closets. The adjacent master bath offers vaulted ceilings with recessed lighting, sunken oversized tub with separate standing shower, dual vanities, and tranquil views of the surrounding, lush landscape. A second, spacious bedroom suite lies on the opposite side of upper floor featuring more views, an adjacent bath, and generous closet space. As you descend the lodge-like stairs into the vast great room and out through the sliding door to the expansive wraparound redwood deck, you will be greeted by even more stunning panoramic views of the hillside and Bay, and a bubbling Jacuzzi for late night relaxation. Stairs from the deck descend to the sweeping and picturesque...



terraced landscape, perfect for entertainment or for children to play. Back inside, the gourmet eat-in kitchen offers solid wood cabinets with dovetailed drawers, new stainless steel appliances, recessed lighting, breakfast bar seating, and a side entrance/deck with space for seating and steps that lead to the front and rear of the house.



Views from the adjacent sunken dining area are framed by striking bay windows and offer a magnificent backdrop for dining alone or with guests. A peaceful bedroom just off the kitchen can double as an office with it's cat 5 wiring. A second larger bedroom across the great room features, generous closets, adjacent full bathroom, and sliding door access to Jacuzzi therapy.



Every effort was taken to insure the construction of this house was built to the highest standards, with the best products available at the time. The foundation was designed by Alan Kropp & Associates. His foundations are considered to be the most over-built foundations on the hill (refer to the back of this brochure for details about the foundation). The siding of the home is Hardy Plank and is virtually impervious to the elements, including fire. The house also has a layer of exterior sheetrock beneath the siding for additional fire protection, improved insulation, and sound deadening. The floor joists are Silent Floor, which are known for eliminating the inherent shrinkage problems associated with solid timber joints (squeaky floors). All wall studs are a minimum of 2"x6". All adhesives used in construction were the most expensive, least toxic products available at the time. Virtually all the paints used throughout the house are environmentally friendly, water based products.