

525 COLGATE WAY
SAN MATEO

LIGHT-FILLED & SPACIOUS
BAYWOOD KNOLLS GEM

Located in desirable Baywood Knolls, just minutes from shopping and dining in vibrant downtown San Mateo, this lovely home offers timeless appeal for comfortable living today, and potential to transform into a dream home. Beautiful hardwood floors enhance the light-filled interiors, where a spacious living room with fireplace flows to a formal dining room and bright eat-in kitchen. Three bedrooms include a primary suite, while a spacious hallway bath serves two additional bedrooms and the main living areas. Outdoor living is inviting with a welcoming covered front porch and landscaped front and rear yards framed by lush gardens. An attached two-car garage with laundry area adds convenience, and excellent nearby San Mateo schools complete this wonderful opportunity.

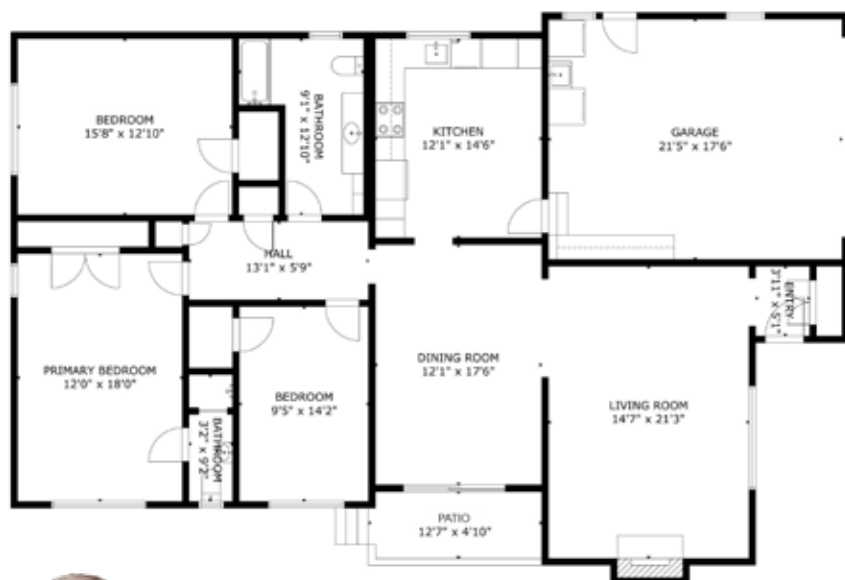




SUMMARY OF THE HOME

- Classic ranch home ideally located in the Baywood Knolls area
- 3 bedrooms and 2 baths
- Approx. 1,690 sq. ft. on a lot of approx. 6,000 sq. ft. (per County records, buyer to confirm)
- Welcoming covered front porch with herringbone brick decking, glass privacy wall, and overhead lantern
- Hardwood floors throughout most of the home
- Spacious living room with fireplace and adjacent formal dining room with chandelier and sliding glass door to a side patio and rear yard
- Bright eat-in kitchen features white cabinetry, tiled counters with full-height backsplashes, plus built-in ironing center
- Updated appliances include a Bosch smooth-surface electric cooktop, 2 stainless steel Bosch ovens and a dishwasher, plus Kenmore refrigerator
- Spacious vintage-tiled hallway bath with frameless glass-enclosed tub and overhead shower
- Two bedrooms, each with ceiling light and deep closet
- Primary bedroom suite with double-door closet, ceiling light, and en suite bath with pedestal sink, glass-enclosed shower, and vintage tile floor
- Attached 2-car garage with sink, washer, and dryer
- Landscaped front and rear yards with lawn and perimeter gardens
- Minutes to shopping and dining in vibrant downtown San Mateo
- Sought-after San Mateo schools: Baywood Elementary, Borel Middle, and Aragon High (buyer to confirm enrollment)

Price upon request | www.525Colgate.com



CLOSE TO ...

Baywood Elementary School	0.2 mi.....	1 min
Aragon High School	0.6 mi.....	3 min
Highway 92.....	0.9 mi.....	3 min
Downtown San Mateo	1.2 mi.....	5 min
Mills-Peninsula Med Center	1.4 mi.....	6 min
Central Park.....	1.5 mi.....	5 min
Caltrain.....	1.5 mi.....	7 min
Trader Joe's.....	2.3 mi.....	7 min
Highway 101	2.5 mi.....	5 min
Hillsdale Shopping Center.....	2.6 mi.....	9 min
Whole Foods Market	3.2 mi.....	7 min
San Francisco Int'l Airport.....	7.5 mi.....	16 min

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



MARK JOHNSON
BROKER ASSOCIATE | CALRE# 00667906

650.619.2828 | Mark@MarkWJohnson.net | www.MarkWJohnson.net

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

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



COLDWELL BANKER
REALTY