



REMODELED CHARM IN GREAT WESTSIDE NEIGHBORHOOD



1241 EDINBURGH STREET SAN MATEO

Beautifully remodeled, this classic single-level home is filled with natural light from numerous skylights. A designer kitchen and baths, fine hardwood floors, and an appealing floor plan with 3 bedrooms and 2 baths provides comfort, privacy, and style. A welcoming enclosed porch introduces the home opening to formal living and dining rooms and a spacious kitchen and family room combination that is certain to be a central gathering place. Manicured landscaping enhances both the front and rear yards, where expansive lawn and a deck with retractable awning provide wonderful spaces for entertaining and play. Adding further appeal is the home's proximity to vibrant downtown San Mateo, less than one mile away, along with access to highly acclaimed schools, including coveted Baywood Elementary.

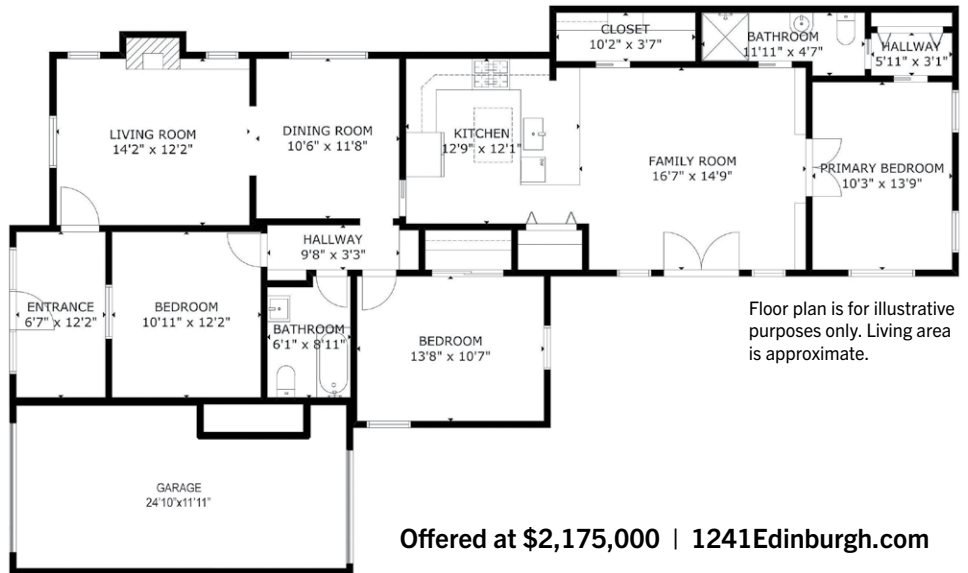
Offered at \$2,175,000 | 1241Edinburgh.com





SUMMARY OF THE HOME

- Beautifully remodeled single-level home with 3 bedrooms and 2 baths
- Approximately 1,390 square feet (per county records, buyer to confirm)
- Enter to a fully enclosed front porch with glass-paned door, sidelights, and transom window, tiled floor, and paneled ceiling
- Classic living room with fireplace, sconce lighting, and hardwood floors that continue throughout
- Formal dining room features a pendant light with shade and an expansive side window
- Spacious kitchen and family room combination features a wall of library/display shelves and wall of divided-light glass with double doors to the rear deck
- Remodeled skylit kitchen has white cabinetry with marble-style quartz counters, including a peninsula with counter seating; herringbone-patterned mosaic tiles finish the backsplash
- Appliances include a KitchenAid gas cooktop, oven, microwave, and dishwasher, plus a Whirlpool refrigerator
- Accessed from double doors in the family room, the primary bedroom has a walk-in closet and direct access to a remodeled dual-entry bath with pedestal sink, heated tile floor, and frameless-glass shower
- Two additional bedrooms, one with skylight, are served by a remodeled bath with heated floor, skylight, pedestal sink, and frameless-glass tub enclosure with overhead shower
- Other features: concealed GE washer and dryer in the kitchen; attached 1-car garage with EV charging outlet
- Enchanting rear yard with deck beneath a retractable awning, expansive lawn, and tall perimeter foliage for privacy
- Lot size of approximately 5,000 square feet (per county records; buyer to confirm)
- Schools: Baywood Elementary, Borel Middle, Aragon High (buyer to confirm enrollment)



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CLOSE TO ...

Borel Middle School..... 0.1 mile.... 1 min
 Aragon High School 0.3 mile.... 1 min
 Highway 92..... 0.7 mile.... 3 min
 Baywood Elementary School..... 0.7 mile.... 3 min
 Downtown San Mateo..... 0.8 mile.... 3 min
 Caltrain..... 1.0 mile.... 4 min
 Highway 101..... 1.9 miles.... 4 min
 San Francisco Int'l Airport 7.5 miles.. 13 min
 (all times and distances are approximate; information provided by Google Maps)

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