

## 347 POPLAR STREET, HALF MOON BAY



[www.347poplarstreet.com](http://www.347poplarstreet.com)

### Welcome to the Ultimate Rural, Coastal Living

Spectacularly remodeled two story home, located two blocks from Poplar State Beach and situated on one of the most desirable neighborhoods in Half Moon Bay; south of the Highway 92 and Highway 1 junction, which provides for the best accessibility in the area. In addition, Poplar Street is lined with beautiful mature cypress trees.

The home was updated in 2011 and all building codes were adopted, including the improvement of an earthquake resistant structural plan and designed as an energy-efficient home. The home features radiant hydronic heat throughout, with each room having its' own zone. Lighting throughout the house is a combination of dimmable high and low voltage LED lights.

The entry to the home is nearly two stories of low-e glass windows that are large and inviting as one enters the house and is ushered into the great room. The great room is the primary living space. With an eight foot by eight foot pyramidal skylight which provides ample of ambient light throughout. There is a recirculating fan that is designed to pull hot air from below the skylight and push it out below the cabinetry in the great room, providing natural air conditioning. The entry, kitchen, dining and two bedrooms are directly accessed from this main living area. The great room is finished off with a remote operated gas fireplace.

- » 3,644 square feet of living area, approximately
- » 5 bedrooms and 4 full bathrooms
- » Lot size is 7,353 square feet

- » Alvin S. Hatch Elementary School
- » Manuel F. Cunha Intermediate School
- » Half Moon Bay High School



# 347 POPLAR STREET, HALF MOON BAY

## Interior

A Large Maple Staircase that Leads to the Second Floor  
Lavish Built In Cabinets and Deep Alcoves Provides Ample of Organized Storage Space  
Radiant Hydronic Heating System Throughout  
The Ultra Comfort Zone, Every Room has its Own Thermostat for Comfort Control  
Recessed Lighting Throughout  
Upstairs Laundry Room  
Top of the Line Bosch Washer and Dryer with Storage Stands  
Water Heater/Boiler in Mechanical Closet  
Custom Sloped Door that Accommodates Roof Line for Efficient Useable Space  
Low Flow Toilets in Every Bathroom

## Great Room

Custom Designed Built In Home Theater\*  
A Built In Media Cabinet with Fans that Provide Forced Air Ventilation to Electronics  
Home Theater Includes Hidden Sim2 Projector that Drops from Ceiling on a Lift  
A Stewart Filmscreen that also Drops From Ceiling Mount  
Two Side Lifts that Drop from Ceiling that Expose Side Channel Speakers  
Four Velodyne subwoofers that Provide Optimal Base  
Creating the Ultimate Home Theater Surround Sound Experience  
CAT5E Equipped; Conduit Running to Each Location for Easy Cabling to Your Favorite Speakers  
8'x 8' Pyramidal Skylight with Black Out Screen for your Daytime Cinema Enjoyment

*\* The Above Custom Designed Home Theater and Features are not included in sale, but negotiable*

## Gourmet Designer Kitchen

Matching Sub-Zero Refrigerator and Sperate Wine Refrigerator  
Miele High-End Matching Appliances:  
    Gas Cooktop, Ventilation Hood, Microwave/Convection Oven  
    Double Ovens Including a Steam Oven and Conventional Oven and Dishwasher  
Granite Counter Tops  
Large Pantry  
Ample Cabinetry and Storage  
Recessed Lighting  
A Copious Pass Through Kitchen Bar Leading to Dining Room, Great for Entertaining



# 347 POPLAR STREET, HALF MOON BAY

## Dining Room

An Entertainer's Delight, Suitable for Large Gatherings  
French Doors that Open to a Serene Backyard

## Wine Closet

A Custom Built 750 Bottle Wine Closet, Attached to the Dining Room  
A Custom Feature of Dimmable LED Lighting to Highlight Your Collection  
Heavily Insulated with Redwood Walls and Slate Flooring  
A Custom Exterior Grade Glass Pocket Door  
A Cooling Unit for Optimal Storage Conditions

## Master Bedroom Suite and Bathroom

Located Upstairs  
A Gas Fireplace with Remote  
French Doors that Lead to an Outdoor Deck, for your Traditional Morning Newspaper Read  
Accommodations for Surround Sound System in Room with Media Cabinet to Hide Electronics  
His and Hers Walk In Closets with Complete Organizational Wardrobe Built Ins  
Separate Water Closet  
Two Person Bathtub  
Two Person Walk In Shower with Dual Shower Head  
Two Large Linen Closets in Master Bathroom  
Master Bathroom Furnished with Television and Speakers to Get a Head Start on Morning News  
Medicine Cabinets Equipped with Interior Electrical Outlets  
Hide and Your Electric Beauty Appliances and Stay Charged  
Two Slide Out Vanity Shelves Backed with Outlets for Hair Dryers/Curling Irons to Remain Plugged In and Stored Out of Sight

## Bedrooms

Downstairs, 1<sup>st</sup> Bedroom Features an Ensuite Bathroom with Two Shower Heads  
Medicine Cabinets Equipped with Interior Electrical Outlets  
Downstairs, 2<sup>nd</sup> Bedroom Features an Ensuite Bathroom  
Upstairs, 1<sup>st</sup> Bedroom/Office Features a Large Closet with Unique Roofline Ceiling  
Upstairs, 2<sup>nd</sup> Bedroom Features Creative Roofline Ceiling, LED Lighting and Custom Full Bathroom  
This Custom Bathroom was Designed to Maximize Use of Space  
Gaze Through Custom Bathroom Skylight to Observe Exquisite Views of the Ocean  
Distinct Placement of Walls to Allow Commode and Mirror to be Positioned for Optimal Use



# 347 POPLAR STREET, HALF MOON BAY

## Entertainment Areas

Low Voltage Lighting, Highlights the Beautifully Landscaped Front and Backyard  
Two Car Driveway is Lined with Low Voltage Lighting to Provide a Runway Appearance  
A Completely Fenced Yard with Street Side Access for Maintenance Equipment  
Redwood Deck with Oversized Sundance Spa  
Quiet Seating Area for Intimate Conversations  
Outdoor Speakers Wired to the Primary Audio Hub

## Garage

Attached, 3 Car Garage with Tandem Parking on one side; Workshop Space on Other Side  
Finished Garage with Ample Low Energy LED Lighting  
Smart Garage Door Opener with Phone Application [MyQ App]  
Enable Phone App Notifications to be Alerted if Garage Door was Left Open Upon Leaving

## Exterior

Cell Signal Amplifier Located in Home to Boost Cell Service  
Antenna Located on Roof  
Transceiver Located in Downstairs, 2<sup>nd</sup> Bedrooms Closet  
DirectTV Satellite Dish is Hidden at Roof Line on West Side of Home  
Multiple Drops for Ease of Receiver Installation

◆————◆  
**Helen Pastorino**

**[hpastorino@pertria.com](mailto:hpastorino@pertria.com)**

**408.357.7770**

calbre 00612357

