

2618 MARTINEZ DRIVE BURLINGAME

BRIGHT & OPEN IN PRIME MILLS ESTATE

On the market for the first time in more than 40 years, this home presents an outstanding opportunity in the desirable Mills Estate neighborhood close to parks, shopping, commuter routes, and highly regarded schools. Boasting some fresh updates, the home has a spacious and comfortable floor plan that is ready to enjoy today while also providing the opportunity to personalize over time. Generously scaled formal and casual living areas open to the rear yard, creating inviting spaces for everyday living and entertaining. The large primary suite also opens to the rear yard plus there is an attached two-car garage adding to the home's appeal. The private, low-maintenance rear yard offers room to play, garden, or enjoy outdoor gatherings at this sought-after location in one of Burlingame's most established neighborhoods.

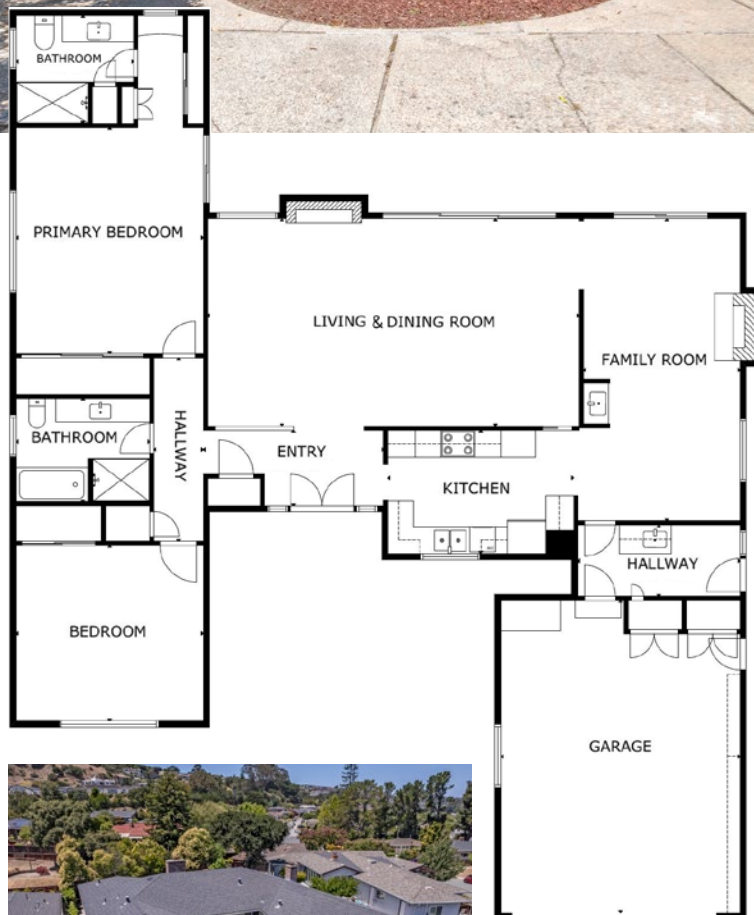




SUMMARY OF THE HOME

- On the market for the first time in over 40 years
- Shows beautifully with many fresh updates
- 2 bedrooms and 2 baths with approximately 2,000 square feet (per county records; buyer to confirm)
- Double front doors set between bullseye patterned glass sidelights
- Spacious living and dining room combination with fireplace clad in polished stone to the ceiling, picture window, and wide sliding glass doors to the rear yard
- Kitchen features freshly painted cabinetry with laminate countertops and vinyl flooring
- Appliances include an RCA electric cooktop, 2 GE ovens, Bosch dishwasher, and Kenmore refrigerator
- Inviting family room with fireplace surrounded to the ceiling by ledgerstone, wet bar, and sliding glass doors to the rear yard
- Large primary bedroom suite has a sliding glass door to the rear yard, dressing area with mirrored closets and makeup vanity, partially cedar-lined secondary closet, plus en suite tiled bath with large shower
- Second bedroom served by a hallway bath with vintage tile appointments, tub, and separate shower
- Other features include: laundry room with sink, ironing center, walk-in storage closet, and washer/dryer hookups; attached 2-car garage with built-in storage
- Spacious and private low-maintenance rear yard with ample room for outdoor living
- Lot size of approximately 7,990 square feet (per county records; buyer to confirm)
- Highly regarded schools: Franklin Elementary, Burlingame Intermediate, and Burlingame High (buyer to confirm enrollment)

Offered at \$2,500,000 | www.2618Martinez.com



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

CLOSE TO...

Franklin Elementary.....	0.2 mi.....	1 min
Burlingame Intermediate	0.4 mi.....	1 min
Mills Canyon Park	0.4 mi	2 min
Mills-Peninsula Hospital.....	0.6 mi.....	2 min
Highway 280	1.2 mi.....	3 min
Broadway Avenue	1.9 mi.....	6 min
San Francisco Int'l Airport.....	2.8 mi.....	10 min
Burlingame High.....	3.0 mi.....	10 min

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



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