

535 El Arroyo, Hillsborough



4 Years New!

With **brehtaking panoramic view** on the **number 1 double lot premier location**, unsurpassed quality in every aspect. Extravagant materials and craftsmanship; unmatched and countless quality, it is ultimate luxury estate. Innovative technology with future smart home enhanced wires, high technology and state of the art amenities. Half Million worth of lush landscape, Infinity edge pool and grand scale entertaining.

**One of the finest new estates ever offered!**



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Vice President &  
Sales Manager

Ming Lo  
Vice President &  
Operations &  
Commercial Manager

**STANLEY LO**  
199 California Drive #168, Millbrae, CA 94030  
Email: stanleylo@greenbanker.com  
<http://www.hillsboroughhome.com>

**Call 650.692.4459 now!**



All information is deemed reliable but not guaranteed by Green Banker and its agents. Lot size, square footage, property features and conditions or other information are provided by the seller, acquired from public records or other sources. We advise the buyer to make own investigations or to contract a professional to verify the correctness of that information.

## Additional Features which most of the new homes may not have:

- Real Slate Roof
- Double Lot
- Hand Painted Mouldings
- Lower Hillsborough + Panoramic Views
- Long Driveway Interlock Paved Blocks
- Remote Control Blinds
- Powder Room with wall to wall lights and stone collection sink
- All Bathrooms Have Either an Adjustable - Shower with Hansgrohe Fixtures or A Jacuzzi, Expensive Mirrors, And Beautifully Designed Tile And Marble Artwork
- Oversized Kitchen Has Fisher & Paykel Dishwashers, WineCooler and Counter Freezer, Top of the Line Appliances
- All Bedrooms Are Extra Large, Master Has Round Sitting Area
- Smart Wire Control Panel with Pre-Wire to Each Room - Controls
- All The Wiring Has Been Installed for Lighting & Alarm Which Can Be Controlled From Anywhere in the World Through Internet, CAT 5E Super High Speed, Ready For T-1 (Hardware Equipments Are Not Included)
- 1000 +/- Trees and Plants, Countless Flowers, Lawn, Infinity Pool, Fenced and Gated
- All Bedrooms Have Custom Built-in Closets
- Extra Family Room Upstairs And Extra (Walk-In) Storage Room

- Banana Stairway - Each Step is "Banana" Half Moon Shaped
- 4 A/C, Commercial Heater & Commercial Hot Water Heater
- 2 Antique Fireplaces From Europe (Family Room Fireplace ca. 1790)
- A+ Engineer Designed Drainage System Throughout Home & Garden
- 50 +/- Beautiful Outdoor Lights (Labor & Material)



### Property Profile:

- 5 Bedrooms
- 5.5 Bathrooms
- 2 Family rooms
- Library
- Home size: 6,817 +/- sq. ft
- Lot size: double lot combined square footage 33,148 +/- sq. ft
- 3 car garage
- Age: 4 Years New!
- Fully landscape panoramic view garden
- Infinity swimming pool