



Property Overview	
45 WOODGATE CT	
Hillsborough (Hillsborough) 94010	
Detached Single Family (Class 1)	
Bed/Bath:	6+ / 4+
SqFt:	5,770
Lot:	25,874 sq ft
Age:	37 years
Assoc Fee:	
List Price:	\$3,100,000
Sale Price:	
Sale Date:	
COE Date:	

**Remarks**

6 BR/ 4.5 BA/ 5700+/- sq ft on a 26,000 +/- sq ft lot. Brazilian Cherry floors, High ceilings, Large Formal Living room gourmet kitchen,Air Conditioning. Long driveway leads you to this serene location.Large rooms on three levels great for entertaining.Serene quiet and very low maintenance.Unlimited parking great value per square foot.

**Schools/Districts**

Elem: --/ Hillsborough City Elementary  
 Middle: --  
 High: --/ San Mateo Union High

**Property Features**

Familyroom	Amenities	Listing Includes	Yards/Grounds
Separate Family Room	220 Volts in Kitchen 220 Volts in Laundry Area	1 Dishwasher 1 Refrigerator	Automatic Sprinkler(s) Deck
<b>Informal Dining Area</b>	Gas Hookup in Kitchen	2 or More Ovens	Patio or Deck Covered
Breakfast Room	Gas Hookup in Laundry Area	Disposal	
Dining "L"	Gas Water Heater	Dryer	<b>Has Pool</b>
Eat in Kitchen	High Ceilings	Microwave Oven	No Pool
Breakfast Nook		Washer	
Breakfast Bar	<b>Fireplace Location</b>	Cooktop Range	<b>Pool Description</b>
	Fireplace in Family Room		--
<b>Other Rooms</b>	Fireplace in Master Bedroom	<b>Garage/Parking</b>	<b>Pool Options</b>
Office	Fireplace in Other Location	3 or More Car Garage	--
Recreation Room	Fireplace in Living Room	Electric Door or Gate Opener	
<b>Bedroom Descriptions</b>	<b>Floor Covering(S)</b>	<b>Lot Description</b>	<b>Style</b>
1 Master Bedroom Suite	Hardwood	Lot Sloped Down from Street	Traditional
	Slate		
<b>Shower And Tub</b>	Wall to Wall Carpeting	<b>View</b>	
2 or More Showers over Tubs		Valley View	
	<b>Energy Features</b>	Canyon View	
<b>Shower</b>	--		
2 or More Stall Showers			
<b>Other Areas</b>			
Laundry Area - Inside			

Listed By Vincent O'Shea,, Ameribank Luxury RE Brokerage