



ROSS *A once in a lifetime opportunity to acquire one of Ross' most coveted properties! Reminiscent of the classic California estates found in Brentwood or Beverly Hills, 3 Newell Road graces a west-facing knoll with magnificent views of Mt. Tamalpais and Mt. Baldy. Once part of the historic Livermore estate, these three glorious acres are now home to a private compound, including a 5 bedroom, 7 full and 2 half-bath main residence, guest house with bedroom and full bath, separate office, spa/gym with full bath, pool house with 2 baths and full kitchen, and two 2-car garages.*

Epitomizing California indoor-outdoor living, all of the grand scale living spaces in the mainly single-story main residence open to sweeping level lawns facing the views. With walls of windows to the outdoors, the light-filled family room has been the scene of many celebrations in this cherished family home, and is sure to host many more to come. The layout is ideal, with public spaces at the center and one wing of the main residence, and five bedrooms, each with its own en suite bath, on the other wing. The spacious master suite—with two spa-like baths—enjoys both the grandeur of the mountain and the intimacy of a Zen garden. Relax and entertain around the peaceful pool—the pool house features a full kitchen and pavilion with fireplace. You'll never want to leave the serenity of the private spa and gym, where your workout comes with a mountain view. A convenient separate office makes working from home a breeze. The guest house with full kitchen beckons visitors.

Abundant rose gardens, stately oaks, colorful Japanese maples, and perfectly trimmed boxwood—irrigated by a well—augment the magnificent setting. Having undergone several renovations under the direction of the highly-regarded Hadley Construction firm, this truly special legacy property awaits a new generation to enjoy its unique beauty and grandeur.

Your own private resort, just minutes from the distinguished K-8 Ross School, the private Branson School, hiking and biking trails at Phoenix Lake, and downtown Ross and San Anselmo! 3Newell.com

\$6,995,000

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