SARKISSIAN BULLOCK TEAM

139 Gilmartin Drive

Situated adjacent to a large section of Tiburon's protected open space, this captivating, recently remodeled estate captures sweeping 180-degree views of Mt. Tam, the Bay, and nearby rolling hills. Located within the highly-rated Tiburon school district, this exceptional residence combines timeless elegance, architectural detail, and the ultimate in modern amenities.

Year Built: 1997
Builder: Lang Development
Architect: Bradley Group
Remodel Builder: Rempe
Designer: Bayon Designs
Year of Renovation Completion: 2025
Pool Plans: Imprints (Approved 2023)

Parking
- 3-car garage with built-in storage
- Flexible garage space previously used for parking and gym
- Driveway with 3 uncovered parking spots
- Additional off-street parking

Outdoor Features
- Beautiful landscaping with olive trees along the entry walkway
- Outdoor fountain
- Bluestone steps leading to the main entrance
- Turf with flat play areas for children
- Terraces on the view side
- Two gas-line outdoor fire pits
- Hot tub
- Vegetable garden
- Expansive views of the Bay, Mount Tam, surrounding vistas, and open space
- Direct access to open space and hiking trails

MAINTAINING A STANDARD OF INTEGRITY AND EXCELLENCE

BILL BULLOCK | 415.686.2200   LYDIA SARKISSIAN | 415.517.7720   MAGDA SARKISSIAN | 415.847.7913
bb@ggsir.com | Lic.# 00837358   l.sarkissian@ggsir.com | Lic.# 01159670   m.sarkissian@ggsir.com | Lic.# 02028978

100 Tiburon Boulevard | Mill Valley | CA 94941 | GlobalEstates.com

Main Level

- Top floor with all wood flooring
- Formal living room with vaulted ceilings and gas fireplace with mantel
- Formal dining room
- Open floor plan kitchen, breakfast area, and family room
- Kitchen includes:
  - Calacatta stone countertops
  - Miele appliances throughout
  - Miele combo fridge/freezer with water and ice dispenser
  - Built-in coffee machine (2025) and microwave
  - Two refrigerated drink drawers
  - Wolf range
  - Two dishwashers
  - Two sinks (island and Bay-facing)
  - Silver glass tile backsplash
- Family Room:
  - Outdoor access to covered patio
  - Gas fireplace
  - Built-in bookshelves and cabinetry
- Mudroom
- Formal powder room
- Generous coat closet
- Primary suite featuring:
  - Double-sink bathroom with shower and tub
  - Walk-in closet
  - Ceiling fan in bedroom
  - Gas fireplace with mantel
- Office with built-ins

Lower Level

- Playroom with built-in cabinets and outdoor access to covered terrace
- Media room with projector and 9 theater seats
- Recreation room with:
  - Full bar with Calacatta marble countertop
  - Refrigerator, freezer, wine fridge, dishwasher
  - Pool table, poker table, chess table
  - Gas fireplace
  - Outdoor access to seating area with fire pit
  - Stone light fixtures
  - Storage closet
  - Powder room with granite finishes
- Three bedrooms with closets
- One bedroom with walk-in closet and en suite bathroom with marble tile
- All bedrooms with Stark silky nylon designer carpet (wall-to-wall)
- All bathrooms with under-mount mirrored and cabinet lighting
- Hallway bathroom remodeled with Taj Mahal slabs and designer lighting
  - Shower niche lighting and custom cabinetry
  - Rain shower and standard shower head
  - Stone light fixtures
- Second hallway bathroom with double sink and shower over tub
- Wine cellar (1,000 bottles)
- Laundry room with:
  - Two washers and two dryers
  - Drying rack
  - Under-mount lighting
  - Custom floor-to-ceiling cabinets
- Generous 700± sq ft storage room

Guest House
- Travertine flooring throughout
- Bedroom
- Kitchenette with Taj Mahal countertops
- Living/dining room
- Bathroom with shower over tub

Additional Features
- High ceilings on both levels
- Both levels with access to outdoor terraces
- All closets fitted with California Closet systems, including primary suite walk-in
- All new Restoration Hardware chandeliers and stone light fixtures
- Built-in book/art shelves with strip lighting and dimmers
- Designer wallpaper (bathrooms): Holly Hunt, Phillip Jeffries
- Ample storage throughout
- Five AC units
- Nest thermostat
- Smart Home Systems:
  - Nuvo system integrated with Sonos and other media
  - Lutron system controlling internal and external lighting, including outdoor fountain
  - New state-of-the-art audio equipment (2025)
  - Security: Alarm system with 50+ sensor points and 15 cameras covering the property
  - All systems, including HVAC, fully controllable via apps

MAINTAINING A STANDARD OF INTEGRITY AND EXCELLENCE

BILL BULLOCK | 415.686.2200
bb@ggsir.com | Lic.# 00837358

LYDIA SARKISSIAN | 415.517.7720
l.sarkissian@ggsir.com | Lic.# 01159670

MAGDA SARKISSIAN | 415.847.7913
m.sarkissian@ggsir.com | Lic.# 02028978

100 Tiburon Boulevard | Mill Valley | CA 94941 | GlobalEstates.com