



San Marco Gordon Avenue, Foxrock, Dublin 18, D18RK80

Beirne  
& Wise

# Gordon Avenue, Foxrock, Dublin 18, D18RK80

For Sale By Private Treaty

This stunning and unique family home stands proud on a generous site of mature gardens and enjoys immense privacy due to its secluded location on this private avenue just off Gordon Avenue. Built in 2007, San Marco is a contemporary style residence, architect designed, built to exceptional standards with immense style and elegant proportions, all under the watchful eye of its current owners.

Explicitly designed to take advantage of its orientation, coupled with its large picture windows, this is a light filled home which enjoys an array of outdoor views onto the manicured gardens.

The accommodation is bright and airy with rooms of generous proportions, over two levels. There is great attention to detail, high specification materials, and exemplary craftsmanship and finishes are clearly evident throughout. The architecture in this home is timeless, complementing the peaceful garden setting it possesses flexibility of internal arrangement, coupled with many bespoke features including a custom designed solid oak staircase, and fine examples of bespoke oak joinery throughout the property. The layout of the downstairs accommodation with the main reception rooms interconnected via double doors makes it a wonderful space for entertaining. The gardens are an extension of the house with concertina doors opening from the living room to the patio. The accommodation extends to 290m<sup>2</sup>. approx. (excluding the Coach house, 73.5 m<sup>2</sup> and detached office 19.2m<sup>2</sup>) and offers all the comforts of a modern and practical family home.

San Marco is within walking distance of Foxrock Village, with an extensive range of specialist shops and restaurants. Cornelscourt S.C., Cabinteely Village and Cabinteely Park are close by, and Stillorgan, Carrickmines Retail Park, and Dundrum SC are within easy access.

## Special Features

- Unique architect designed family residence, 290m<sup>2</sup> approximately
- Bespoke kitchen and stylish bathrooms with designer sanitary ware
- Underfloor heating downstairs
- Detached home office with storage 19.2m<sup>2</sup> approx
- Central Vacuum system
- Mature private gardens on a large, secluded site with south westerly aspect to the rear
- Solid American oak doors and staircase
- Sonos Music System, built in speakers downstairs
- Coach House' offering additional space ideal for a range of uses 73.5m<sup>2</sup> approx

## View

Strictly by appointment with the selling agents Beirne & Wise,  
Fields Corner, Upper Churchtown Road, Churchtown, Dublin 14, T: 01 296 2444







## Accommodation

### PORTICO

With high vaulted ceiling and decorative tiled floor and coats closet.

### RECEPTION HALL

A truly welcoming reception hall, being the axis on which the whole house revolves, drenched in natural light from a high-level feature window. The sweeping crafted solid oak staircase is the centre of attention, complimented by eye catching marble floor tiles, coved ceiling and bespoke oak internal doors and tailor-made lintels. All of this is just an indication of what a special home this is.

### FAMILY /CINEMA ROOM/ BEDROOM FOUR

4.42m x 4.36m max

This is a spacious dual aspect room, to the front of the house, presently used as the family/cinema room with a projector and electric pull-down screen, but highly flexible as a bedroom or home office as appropriate, with recessed downlighters and remote-control blackout blinds.

### CLOAKROOM /GUEST W.C

Stylish, with ornate tiled floor, and wall to wall custom built cloaks storage. The guest w.c . boasts part tile panelled walls balanced subtly by classic wallpaper, a w.c., w.h.b. and a wall mirror. There is automatic lighting and water here.

### LIVING ROOM

6.65m x 5.89m + 2.90m x 1.88m

Double doors lead to this gracious room of elegant proportions with a full height glass concertina doors looking out to the rear garden. A raised fireplace provides a focal point for this delightful room with wall lighting. Double doors lead to the garden room, and double doors to the kitchen/dining room.

### KITCHEN/DINING ROOM

7.28m x 4.92m

A fantastic large open plan room providing ample kitchen and dining space with tiled flooring and a comprehensive range of Shaker style fitted kitchen units with granite counter tops, and a centre island with complimentary granite top and additional storage below. This stylish kitchen incorporates Miele appliances; an integrated raised dishwasher for easy access, and four built-in ovens with microwave and steam functions. The extra wide ceramic hob and overhead extractor are set in the island unit. There is a recessed sink unit with Quooker tap, and an inset space for an American style refrigerator. Access to the utility room.

### UTILITY ROOM

3.62m x 2.90m

Generous in size with an array of floor and wall mounted units and wall shelves, it is plumbed for a washing machine and tumble dryer. There is a door to the side access here.



## GARDEN ROOM

5.59m x 5.31m

Accessed from both the living room and kitchen/dining room, it features wrap around windows, window seating, and low-level oak panelling. Taking full advantage of its south westerly aspect and wonderful views overlooking the patio and gardens this is perfect for year-round entertaining. There is a pitched roof with twin roof lights and recessed downlighters, tiled flooring and access via French doors to the patio and rear garden.

## FIRST FLOOR

### LANDING

The American Oak staircase with open balusters and automated lighting leads to the spacious landing; with roof light and full exposure to the feature angled window with oak panelled reveals and recessed lighting, it overlooks the front garden.

### BEDROOM SUITE

8.52m x 5.38 +2.91m x 0.74m

By far the largest room in the house with bay window overlooking the rear gardens; this luxuriously appointed bedroom is everyone's dream! With custom designed solid oak built-in furniture with freestanding bed headboard, with retractable vanity mirror with lighting and side lockers, wardrobes, dressing table, co-ordinating radiator cabinets and much more, the perfect space for relaxing and enjoying garden views.

### EN-SUITE

A large bathroom with a walk -in double shower, deep soaking extra large bathtub, W.C. with twin vanity W.H.B's, with recessed alcoves and mirrors above. It has a fully tiled floor and walls and has the benefit of a pitched roof with two rooflights and recessed downlighters as well as a heated towel rail.

### BEDROOM TWO

4.89m x 3.61m MAX

A generous double room with dual aspect overlooking the gardens, with recessed downlighters, radiator cabinet and built in wardrobes.

### EN-SUITE

Fully tiled with white walls complimented by green mosaic floor. There is a large shower cubicle with glass screen and chrome shower attachments, w.c., vanity w.h.b. with overhead mirror and tall mirrored cabinet.

### BEDROOM THREE

5.45m x 3.71m

A third good sized double bedroom, with comprehensive built in clothes storage cabinets, complete with slide out hanging trouser rail. There are built in wardrobes.

### EN-SUITE

With Velux window, complimentary tiled white walls, and green floor, w.c., w.h.b and a walk-in tiled shower unit with screen doors.



### HOME OFFICE

Discreetly located in the front garden, this light filled, detached home office offers space to work from home yet outside the home. There is garden storage and the boiler is located here.

### COACH HOUSE

This is a detached building set on the grounds of San Marco. The property is ideal for a range of uses and is currently laid out as follows; an open plan reception room/kitchen, shower room, utility area, and two rooms, one with an ensuite shower room and a separate shower room.

### OUTSIDE

San Marco is set well back from the road on private secluded gardens. There are two vehicular entrances; the main entrance to the property is accessed via electronic gates, and the paved forecourt provides off street parking, there are nine security cameras, and an EV charger. Dual side access leads to the private, west facing rear garden. The gardens are aesthetically designed and landscaped. The rear garden, bounded by majestic mature trees and established hedges, and it is well stocked with an extensive range of specimen plants, trees, and mature foliage, with interweaving paved paths and hedges. It features a fabulous split-level layout with seating and relaxing areas at distinct levels. The mature borders protect the privacy and seclusion that outdoor space provides. There is wonderful garden lighting, outdoor power, and water supplies. The extensive stone paved area features an awning, ideal for al fresco entertaining. The robot lawnmower keeps the lawn trim and neat.

### BER

BER B3

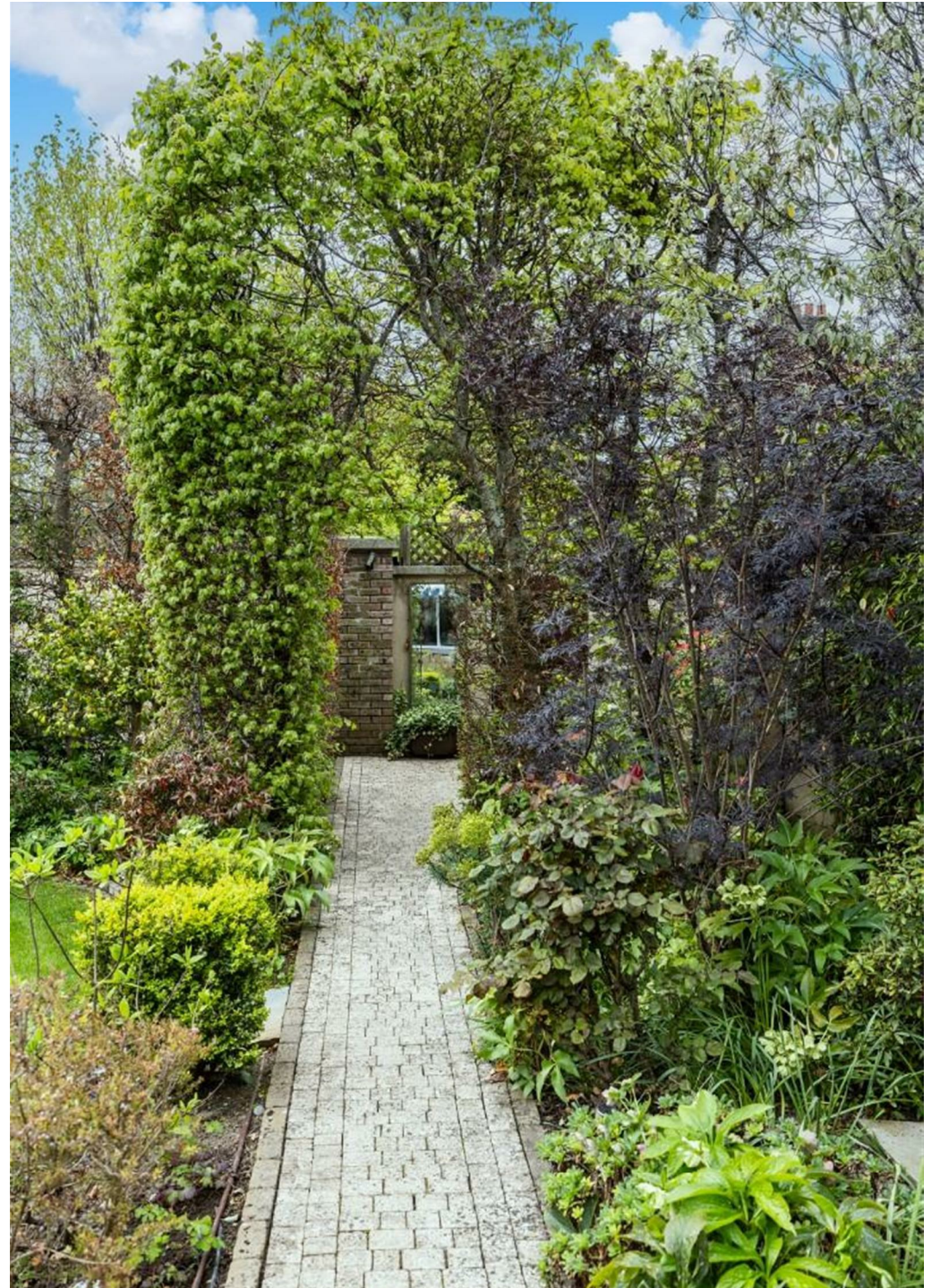
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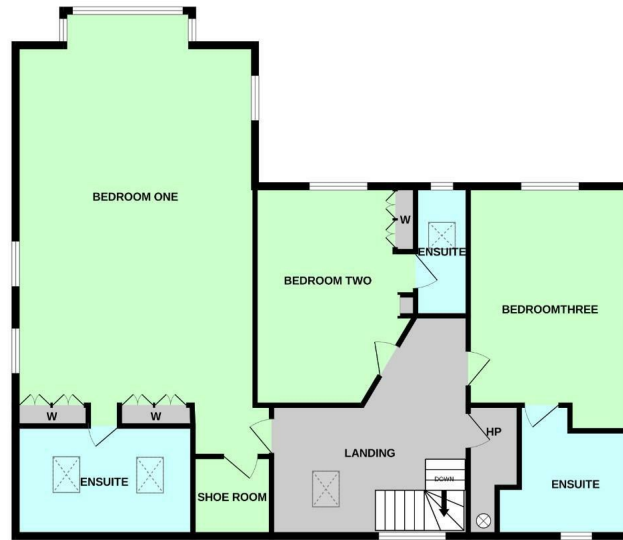




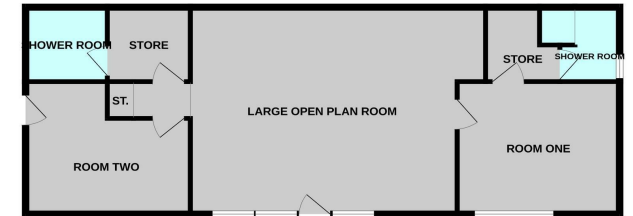
GROUND FLOOR



1ST FLOOR



OUTBUILDING





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