



LAKE STREET CORRIDOR

REMODELED FAMILY HOME

142 26TH AVENUE, SAN FRANCISCO

Presented by:

MALIN GIDDINGS & MAX ARMOUR

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*sf*properties.com



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142 26th Avenue is located on a quiet tree lined block close to Baker Beach, the Presidio, Lands End and Lincoln Park. This property has been thoughtfully remodeled with a layout designed for the way families live. There are 4 bedrooms on the upper floor, an oversized eat-in kitchen with double doors leading to a large sunny deck for barbecuing and relaxing, and a large family room downstairs which leads to a wonderful rear yard.

OFFERED AT \$2,995,000

ABSTRACT

- Built in 1937
- Major to-the-studs remodel & expansion in 2001
- 5 bedrooms, 3.5 deluxe baths
- Formal living & dining rooms
- Custom gourmet kitchen
- Expansive adjoining deck
- Spacious family room
- Walk-out landscaped garden
- Guest or au pair quarters
- Cedar lined wardrobe & additional storage
- Mud & laundry rooms
- 2-car garage



TRI Coldwell Banker, 1699 Van Ness Avenue, San Francisco, CA 94109 415.229.1211 Fax 415.563.3198

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MAIN LEVEL

The FOYER features gracious arched doorways to the spacious LIVING ROOM with corner fireplace and formal DINING ROOM. The ornate crown molding and polished hardwood floors of these public spaces add architectural richness. The oculus at the top of the spiral staircase allows natural light to stream into two levels of the home.

The oversized KITCHEN is the heart of the house for daily living, informal dining and socializing. French doors open to the expansive sunny DECK overlooking the charming landscaped GARDEN.

Special features and top-of-the-line appliances include:

- Ample custom cabinets, storage & desktop
- Marble countertops & designer tiled backsplash
- Caesarstone Quartz island with counter seating
- In-ceiling speakers
- Wolf professional 6 burner range top w griddle/grill
- Thermidor double ovens
- Commercial ventilator & convenient stock pot faucet
- Sub-Zero refrigerator/freezer
- Miele Dishwasher, disposal
- Built-in Miele espresso machine

The GUEST BATH and guest closet off the hall complete this level.



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SECOND LEVEL

Ascend the circular staircase with decorative wrought-iron banister to the upper level which contains the much desired four bedroom layout.

The spacious MASTER BEDROOM overlooks the pretty tree-lined street. Wall-to-wall built-in storage for wardrobe and accessories lines one wall and a large walk-in closet adjoins. The master closet includes abundant custom built-in cabinets. The luxurious MASTER BATH features Jerusalem gold marble surround, porcelain vanity, glass-enclosed shower, skylight and additional custom cabinetry.

Three bedrooms, two of which overlook the garden & Golden Gate Bridge view, are carpeted and feature ample closet space. The FULL BATH with marble surround features a wide mirrored vanity, free-standing designer oval tub, skylight, built-in cabinetry and a convenient laundry chute.





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LOWER LEVEL

The fully-finished & expanded lower level has been tastefully enhanced with stone flooring & wall-to-wall carpeting.

The oversized FAMILY ROOM is an ideal multi-purpose entertainment and play space for family and friends. French doors open to the delightful landscaped GARDEN with private hot tub for relaxation.

The GUEST/AU PAIR ROOM or OFFICE features an adjoining marble BATH with shower.

The separate & spacious LAUNDRY ROOM houses a washer and dryer and built-in sink. Additional features include a handy MUD ROOM with built-in bench seating.

Oversized, fully finished 2-CAR GARAGE containing a cedar lined wardrobe room, ample storage, built-in workbench & cabinetry, and mechanical room.

OTHER

- A list of improvements is available at the property.
- Prospective Buyers are advised to review, prior to any offer, the Property Disclosure Package available on request.
- Taxes will be reassessed upon the sale to approximately 1.163% of the purchase price.

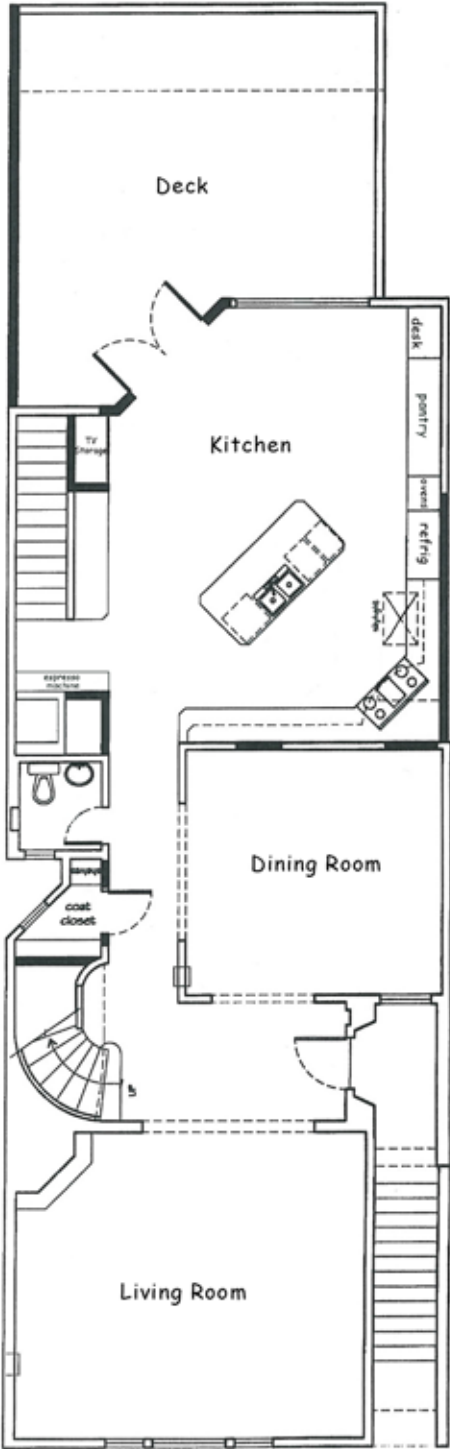


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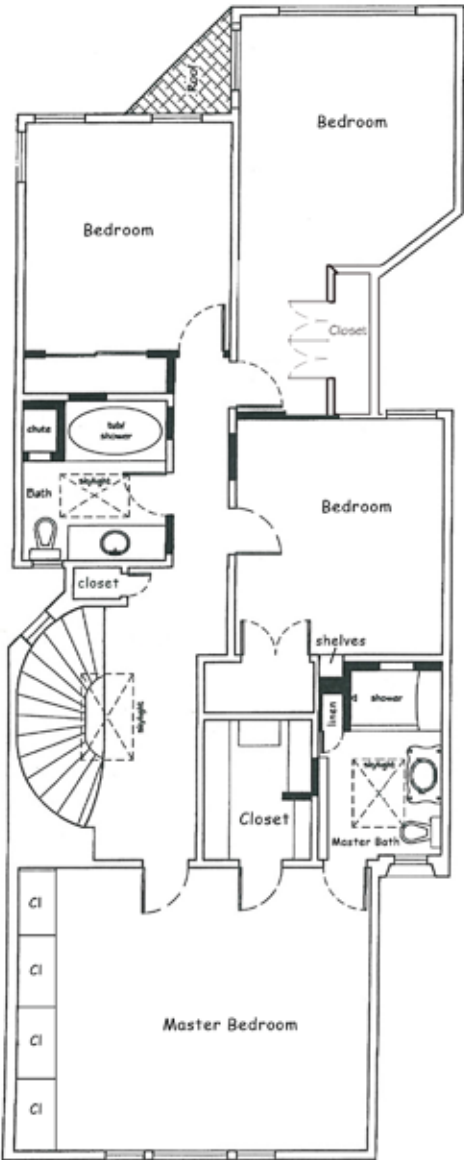
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FLOOR PLAN

FIRST LEVEL

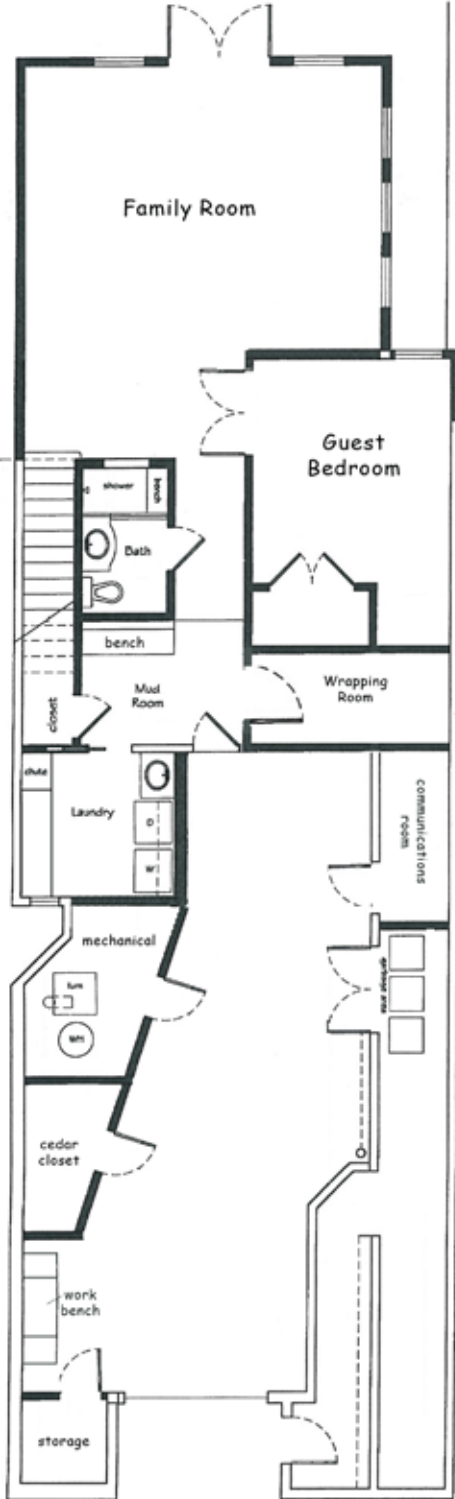


SECOND LEVEL



Floor plans are for presentation purposes and may not be exact.

GARAGE LEVEL



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