



PACIFIC HEIGHTS

THE LANDMARK BURR RESIDENCE

1772 VALLEJO STREET, SAN FRANCISCO

*Presented by:*

**MALIN GIDDINGS & MAX ARMOUR**

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The Burr Mansion is one of the most imposing Second Empire residences that survived the 1906 earthquake. The property is a registered City Landmark, No. 31. The mansion was built in 1875 by Ephraim Burr, one of San Francisco's earliest mayors, as a wedding gift to his son, Edmund Burr and his wife, Anna Barnard. Their daughters, Alice and Marian, lived in the house until 1968.

**OFFERED AT \$6,995,000**

**ABSTRACT**

- Built in 1875
- Major restoration/renovation 2000-03
- 5 bedrooms, 4.5 bathrooms
- Living room & front parlor/library
- Formal dining room
- Kitchen/breakfast area
- Private study
- Expansive top floor great room with built-in bar
- Exercise room, wine cellar, laundry, ample storage
- Guest cottage with bedroom & bath
- Park-like gardens on oversized lot (91' x 138')
- 2 car s/s garage, driveway & courtyard parking



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

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The magic of the Burr Mansion is in the proportions. It is a rare and magnificent home for elegant entertaining on a grand scale, yet it retains an amazingly comfortable ambience with utmost privacy in its own park-like setting. The mansard roof rises with a curve above the bracketed cornice, and the sides of the roof are enriched with alternating rows of scalloped and straight-edge shingles. Its many bay windows are framed by unusual colonettes that have tall bases and Corinthian capitals.

The ambience of an English garden surrounds the house on three sides with patterned boxwood hedges, beautiful rose bushes and hydrangeas. Perennials and seasonal blooms add color, height and texture to the exquisite landscape. An enormous old totoki tree, a rare landmark tree by the gated entrance, and cherub fountain are the focal points of the garden, one of the finest settings in the City.

#### **THE FLOOR PLAN**

Enter the inviting FOYER with tall, paned double doors original to the New York Public Library. The focal point of the interior architecture is the original grand staircase and art glass skylight through which filters abundant natural light.

The public rooms feature rich crown molding and tall ceilings, rounded bay windows, beautiful inlay hardwood floors, and elegant custom lighting.

The FRONT PARLOR is inspired by the club-bar in London's Duke Hotel. Its rich mahogany built-in cabinets & bookcases provide a relaxed setting for drinks and conversation.



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The light & airy MAIN PARLOR or LIVING ROOM, overlooking the sunny rose garden, features a carved marble fireplace original to the house; it casts a warm glow for elegant entertaining. The lovely walls, multi-layered in shades of peach, gold, cranberry and celery are hand painted by Kathy Coomer of Art Pie.

The exquisite chandelier & decorative fireplace are the focal point of the formal DINING ROOM with fleur-de-lys inspired wall coverings.

The sunny and spacious FAMILY KITCHEN with breakfast area looks out to the verdant rear garden. Stairs easily access the beautifully landscaped garden and separate rear guest house.

Custom white enameled Smallbone cabinetry, built almost furniture-like, complements the granite countertops. A charming scene of hand painted tiles of the stove backsplash depicts fruit & flowers spilling from urns. Top-of-the-line appliances include:

- Viking six-burner stove with grill-top
- Commercial ventilator
- Double Sub-Zero refrigerator/freezers with lower drawer storage
- Miele dishwasher
- KitchenAid microwave & warming ovens
- GE Monogram compactor

Ample custom storage is housed in two pantries; a cabinet houses a television and stereo equipment.

The designer POWDER ROOM and guest closet off the foyer completes this level.





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### SECOND LEVEL

Ascend the handsome staircase to the bedroom level.

The very private, luxuriously appointed MASTER SUITE with original fireplace overlooks the rear garden.

The MASTER BATHROOM features double vanities with Smallbone cabinetry, marble surrounds, spa tub and separate glass enclosed shower.

The dressing room features ample custom storage for his and her wardrobes and accessories.

Two charming, sunny BEDROOMS with bay windows and fireplaces look out to the pretty Victorian homes across the street. A west facing BEDROOM may be used as a TV/SITTING ROOM. A spacious shared custom tiled BATH contains double vanities and a deep tub.

### THIRD LEVEL

The top floor features an oversized wood paneled FAMILY/MEDIA/GAME ROOM, a truly wonderful space for family and friends to enjoy television, billiards, cards and reading. Ample display and book cabinets line the walls. A long bar houses a refrigerator, wine cooler and glass washer.

The richly appointed, private STUDY enjoys bay views. A BATH with steam shower and slate tile surround adjoins.



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#### **LOWER LEVEL**

This level is conveniently accessed from the main floor, the side or rear gardens and garages.

The cozy GUEST or AU PAIR'S BEDROOM with small fireplace has an adjoining tiled FULL BATH.

The spacious EXERCISE/PLAY ROOM can be enjoyed by family & friends.

The temperature controlled WINE CELLAR has a 2000 bottle capacity.

The LAUNDRY ROOM houses a washer/dryer, drying cabinet and utility sink and work space for folding & ironing.

The utility room and ample storage closets complete this level.

#### **THE GARDEN COTTAGE**

Adjacent to the TWO-CAR GARAGE with gated driveway and off the rear garden is the sunny and delightfully remodeled COTTAGE, ideal as living quarters for extended family or staff member or artist/writer's studio. It contains a LIVING/DINING ROOM with an open, fully equipped KITCHEN, a cozy BEDROOM & tiled FULL BATH.





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#### RESTORATION & RENOVATION

Peter Downey of Downey Construction worked full-time for over a year to orchestrate the building and restoration of the property. The owner, with collaborative design support from Audrey Owen oversaw the interior design aspect. Their goal was ‘to breathe new life into the old landmark’—to restore its charm and to create an elegant, functional home for the modern household.

#### LIST OF IMPROVEMENTS

- New plumbing, electrical, mechanical systems
- Central heating & radiant floor heating
- Programmed lighting, security & communications systems with built-in speaker system
- All new or re-porcelained bathroom sinks & tubs with period designs
- All plumbing fixtures replaced with period hardware
- All tile work pointed up or replaced with period designs
- Refinished or new hardwood floors & new carpets
- New or refurbished doors & windows
- Ornate metal work by Cirecast on doors & hinges throughout using 1880s method of molds with heated alloy
- Antique light fixtures throughout by Isgro & Co
- All fireplaces reworked; much of the exquisite tile work on the facings pointed up



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**OTHER**

- Visit [www.sfproperties.com](http://www.sfproperties.com) for description, photographs & floor plan.
- Prospective buyers are advised to review the Property Disclosure Package available on request from the Listing Agents.
- Taxes to be reassessed to approximately 1.163% of the sales price.

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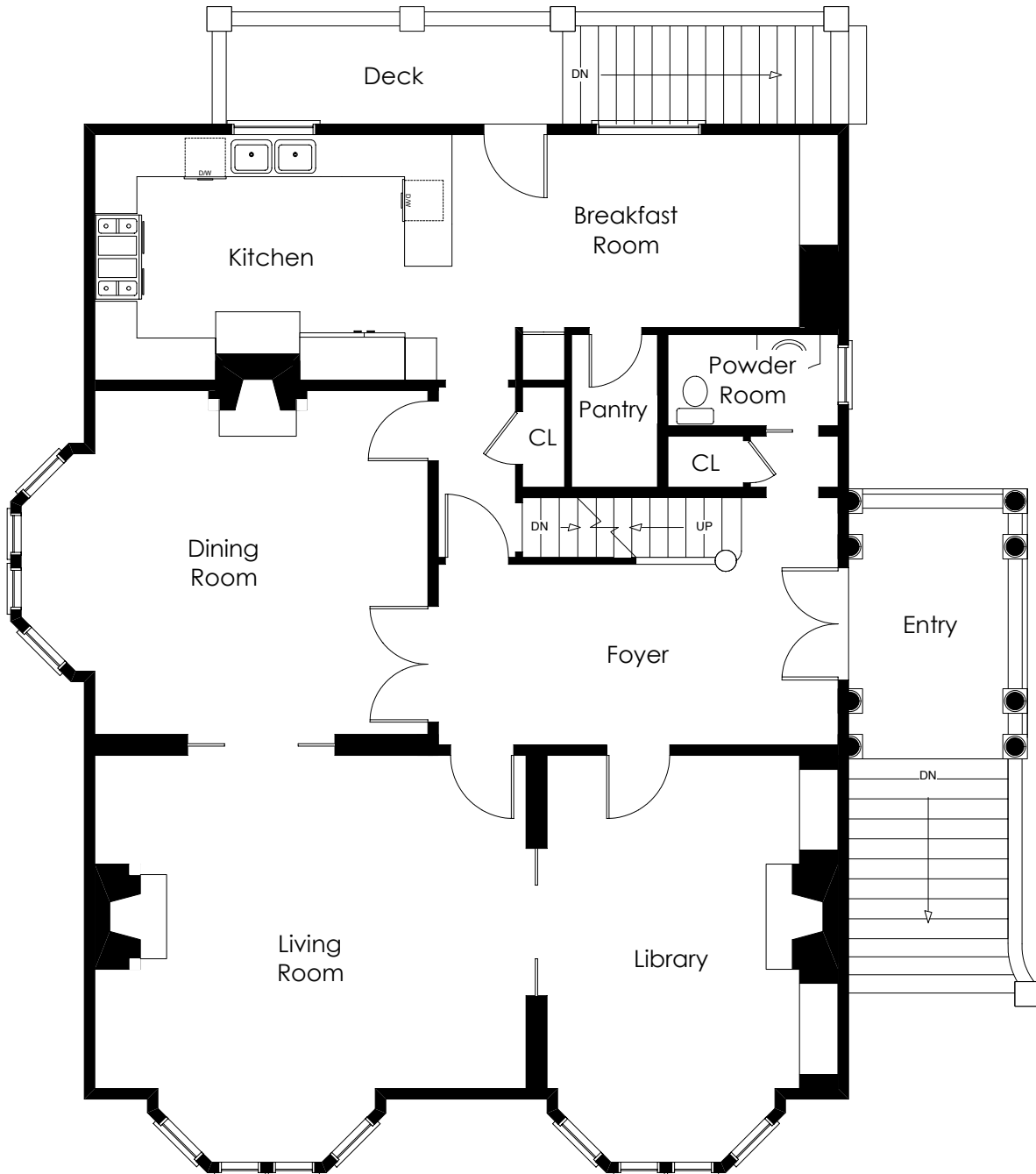


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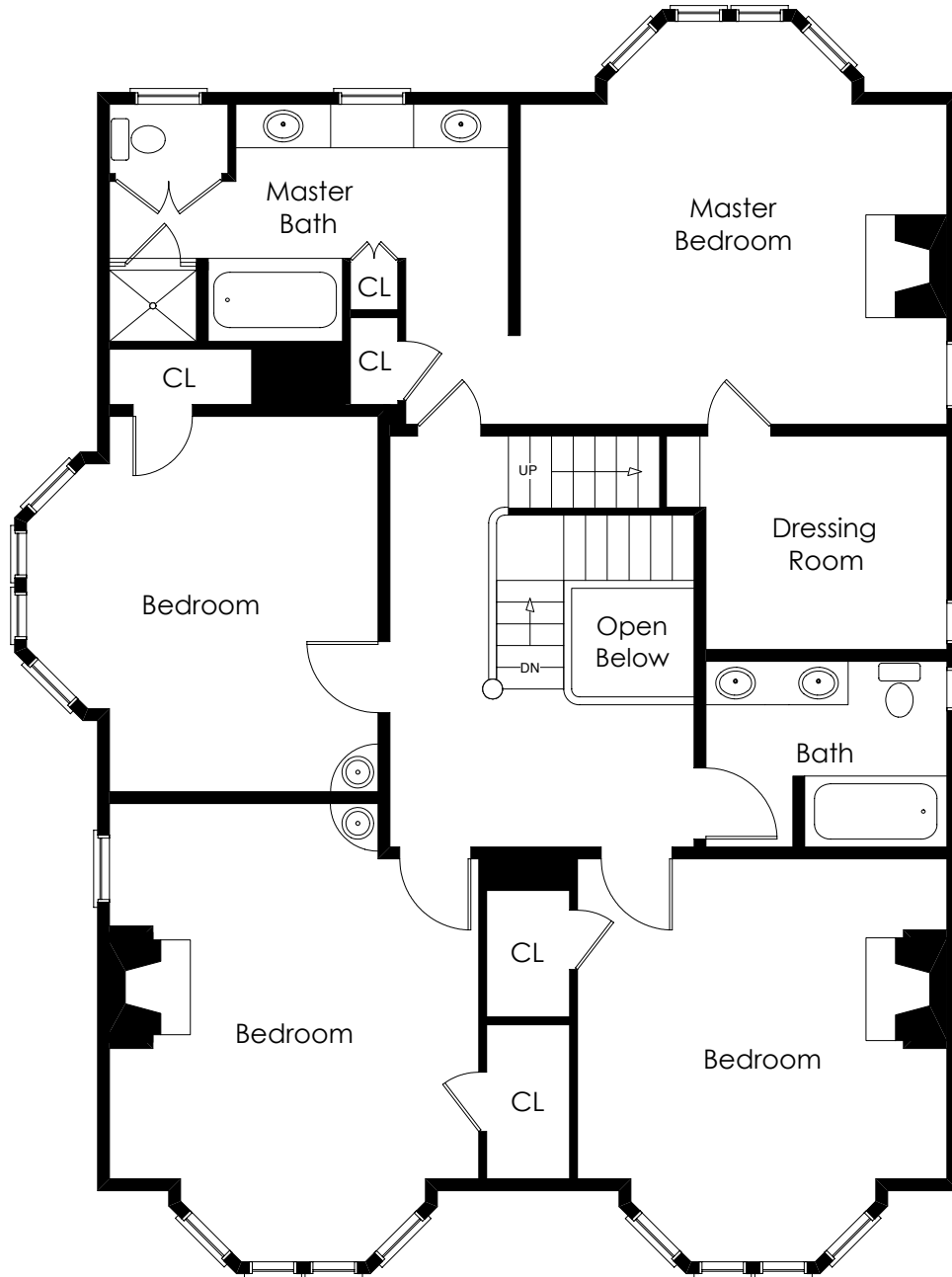
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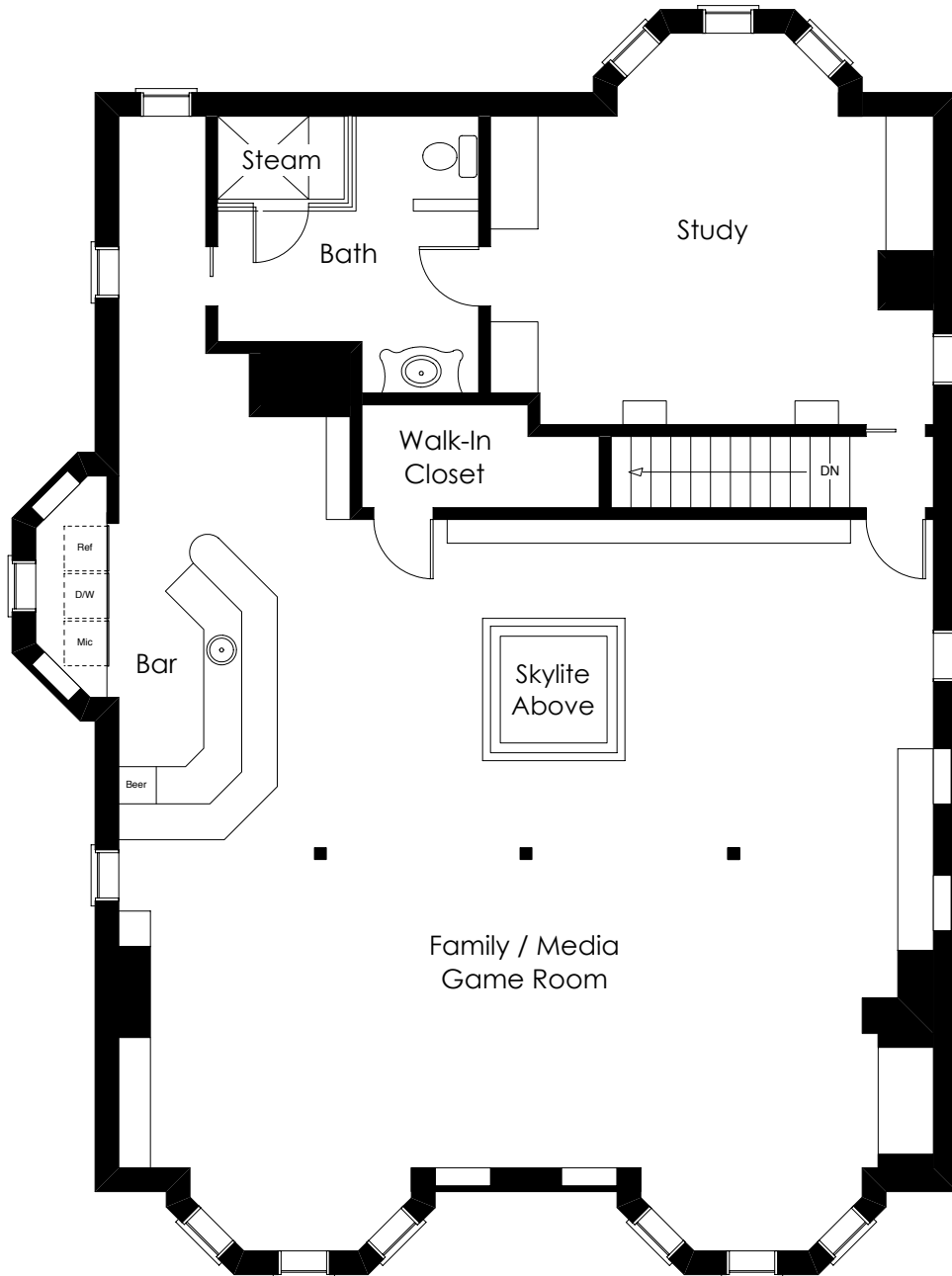
**FLOOR PLAN: MAIN LEVEL**



**FLOOR PLAN: SECOND LEVEL**



FLOOR PLAN: THIRD LEVEL



FLOOR PLAN: LOWER LEVEL





**FLOOR PLAN: GUEST COTTAGE & GARAGE**

