



PACIFIC HEIGHTS

ELEGANT VIEW FRENCH VILLA

1994 JACKSON STREET, SAN FRANCISCO

Presented by:



MALIN GIDDINGS

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This classic residence in the French style features a slate mansard roof and handsomely decorated façade. It is located on a choice corner enjoying sunny south and west exposures, bound by tree-lined streets and some of the most beautiful homes in the City.

The home has been lovingly restored and remodeled with impeccable taste. Finishes in the beautifully proportioned public rooms and master suite feature refined architectural detailing, including deep crown and picture molding, exquisite custom faux wood glazes and beautiful hardwood floors. The ambience throughout the house is one of light and airy, tranquil elegance – a home in the City for entertaining on a grand scale along with all the conveniences of modern living.

OFFERED AT \$6,995,000

ABSTRACT

- Built in 1940
- Formal view living room with terrace
- Formal dining room
- 4 bedrooms, 4 full & 2 half baths, including luxurious view master suite with terrace
- Elevator to all levels
- 2 car s/s garage with catering facilities
- Expansive artist's studio with separate access
- Laundry & utility rooms, ample storage
- Landscaped northwest garden
- Lot Size: 2,640 sq. ft.



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THE FLOOR PLAN

The inviting FOYER introduces the fine architectural craftsmanship and attention to detail found throughout the house. Its focal point is the gracious staircase with Art Deco ornamented curved brass & wrought-iron railing and magical dome lighting overhead infusing the entry with wonderful natural illumination.

The beautifully proportioned view LIVING ROOM features a carved marble fireplace with side-by-side upholstered bench seating. Artfully placed eternity mirrors reflect natural light & blue sky offset by the exquisite hand-painted hardwood floor in the classic Aubusson pattern. Expansive picture windows and French doors open to the view terrace. The Tryptich picture wall features the mounted 1st prize original watercolor painting, La Jeunesse, by Louie Muller, from the 1855 Paris Exposition.

The paneled LIBRARY with built-in bookcase is a perfect place for an at home office. An adjoining full bath and closet make this a bedroom alternative.

The formal south facing DINING ROOM is perfection in design for elegant entertaining with Versailles Baccarat chandelier & sconces reflected in the eternity mirroring, antique buffet, and rich drapery with brass leaf ties.

The remodeled KITCHEN with sunny breakfast corner is the gourmet cook's delight. Features include: ample custom cabinets, marble countertops & backsplash, top-of-the-line appliances and built-in glass front china cabinet.

A powder room, guest closet and handsome wet bar complete this level.



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SECOND LEVEL

The spacious view MASTER SUITE provides a haven with an elegant bedroom which opens to the sitting room with fireplace. French doors open to the terrace spanning the width of the suite with enthralling views of the bay, Alcatraz Island, Russian Hill city lights and Mount Tamalpais in the distance.

The luxurious MASTER BATH features a crème marble surround, double vanity, spa tub & separate shower. The dressing room features cedar-lined, mirrored closets; a separate walk-in closet provides additional his & her storage space.

The private and sunny southwest corner guest BEDROOM enjoys beautiful outlooks to the gardens of the Spreckels Mansion and the nearby signature “crooked” brick-lined Octavia Street with its mature trees. A FULL BATH with crème marble surround, tub & separate shower adjoins.

The ironing/linen room with utility sink & chute could be hooked up with a washer & dryer for added convenience.

LOWER LEVEL

- Oversized FAMILY/MEDIA ROOM with bay and garden view and high coved ceiling has ample lounge space for TV viewing, office space and/or exercise studio
- Guest BEDROOM and bath
- 2 car side-by-side GARAGE with catering facilities for large scale entertaining



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LOWER LEVEL (CONTINUED)

- LAUNDRY ROOM with side-by-side washer/dryer
- Wine storage & pantry
- Utility rooms & additional storage
- Additional half bath

The garage deserves special mention as it shows the rare attention to detail in this well cared for home. Flooring is integrated poured concrete. Clean natural-colored canvas is hung to conceal catering facilities and household shelves. The driveway can accommodate 2 additional vehicles when entertaining.

GARDEN LEVEL

The “artist’s studio” is presently an unfinished space with soaring ceiling height and can be accessed from the garden. It offers possibilities to build-out to suit the new owners varied requirements, such as staff quarters, separate offices, wine cellar and more. The space has the potential to be opened up with French doors to the perfectly manicured northwest garden, which is admired from the terraces above.

OTHER

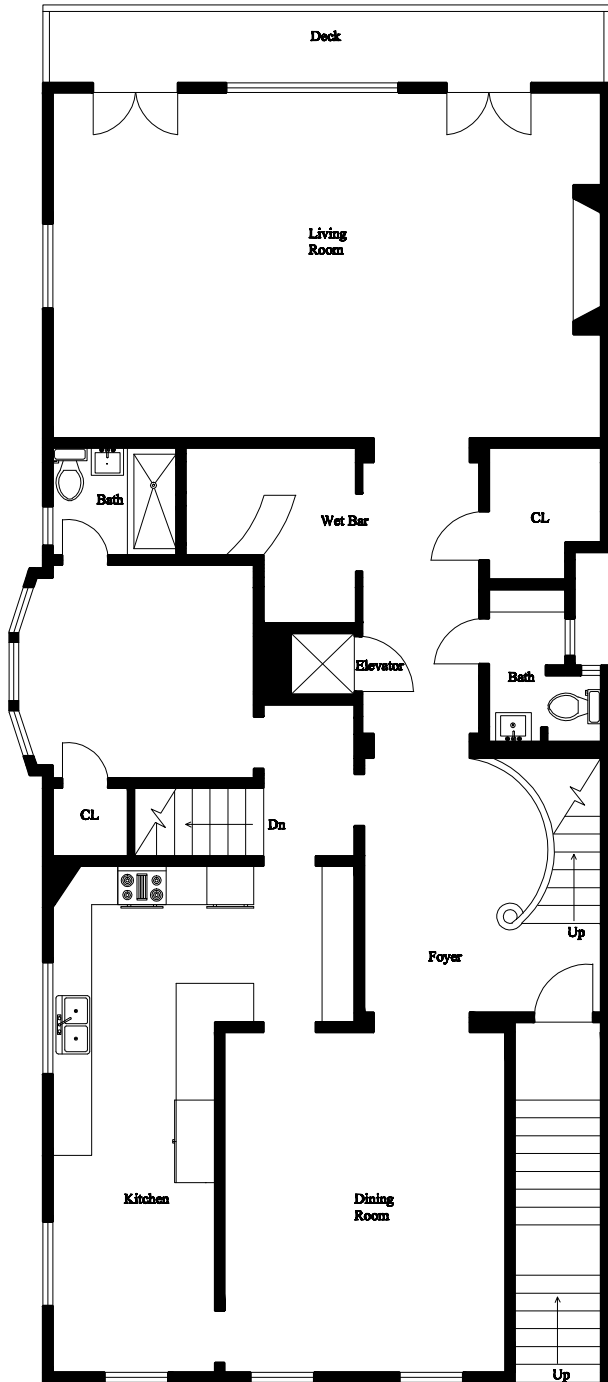
- Seller’s List of Improvements available at the property and in the disclosure package.
- Taxes will be reassessed upon the sale to approximately 1.14% of the purchase price.
- Prospective Buyers are advised to review, prior to any offer, the Property Disclosure Package available on request.

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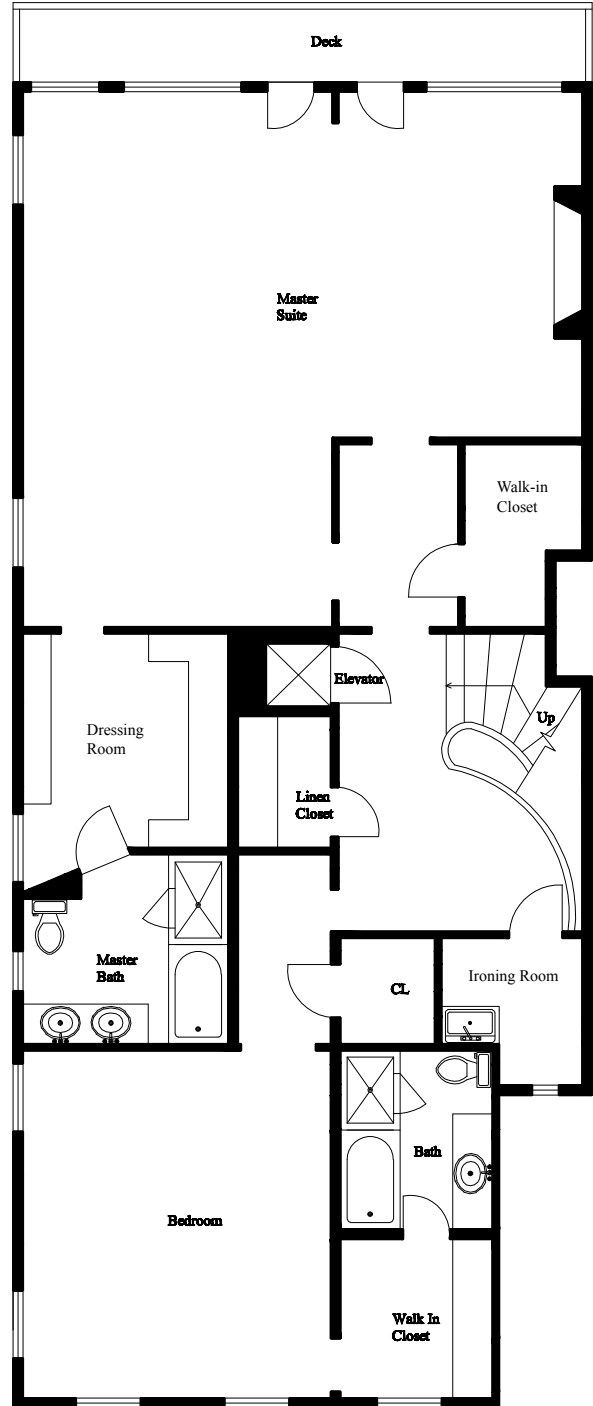
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FLOOR PLAN

MAIN LEVEL



SECOND LEVEL

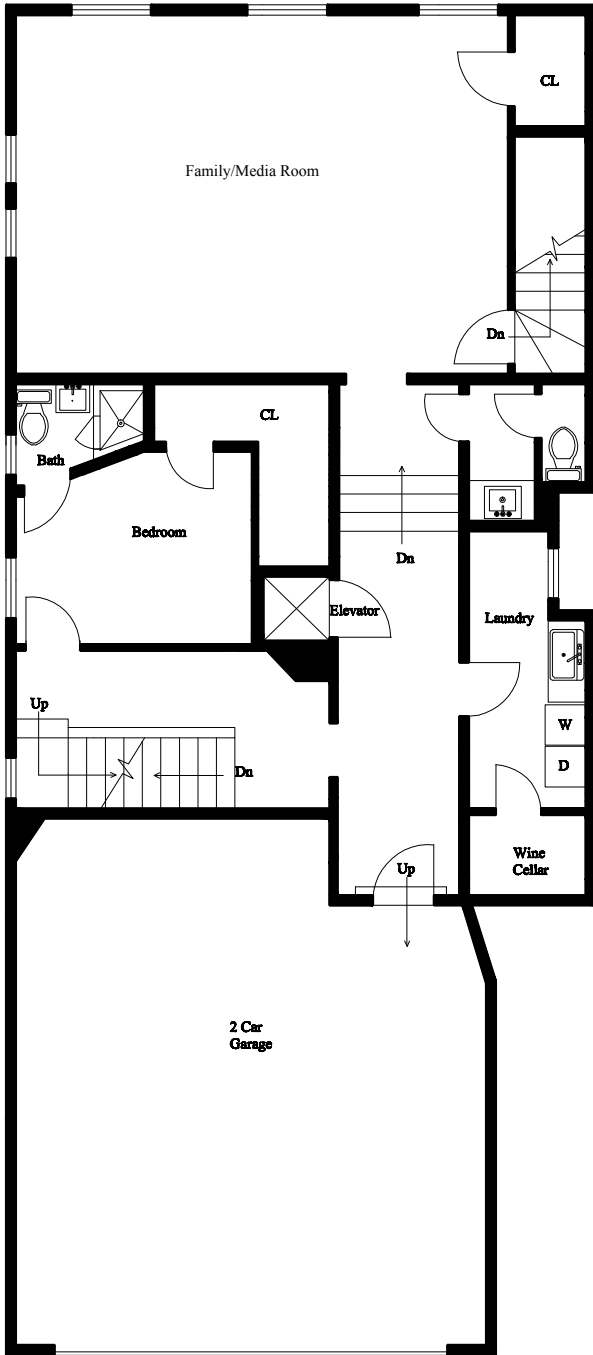


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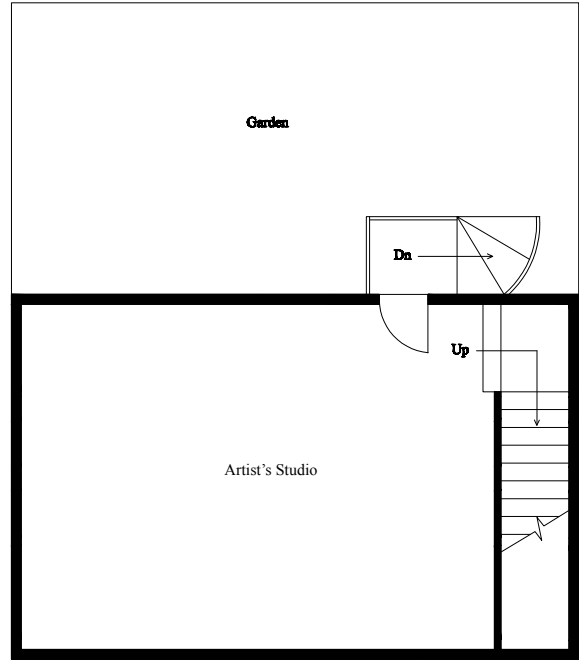
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FLOOR PLAN

LOWER LEVEL



GARDEN LEVEL



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