



TWIN PEAKS

SPECTACULAR CONTEMPORARY VIEW RESIDENCE

20 MOUNTAIN SPRING, SAN FRANCISCO

Presented by:



MALIN GIDDINGS & MAXIMILLIAN ARMOUR

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BOB GEE

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Situated high above the City on Twin Peaks, this unique and wonderful home is ideal for elegant entertaining and comfortable relaxation indoors and out. The play of the ever-changing colors of the sky provide a rare panorama from the golden light at dawn, to purple/pink hues at sunset and dazzling City lights at night. Enjoy the inspiring, expansive cityscape and bay views, including the Transamerica Pyramid & Financial District and rare 'three bridge views' of the Golden Gate, Bay & San Rafael Bridges.

The residence has been redesigned for truly modern living with the expert aesthetics of Gast Architects, landscaping by Jeff Miller of Miller Company Landscape Architects and the insightful input of the owners over a two year period.

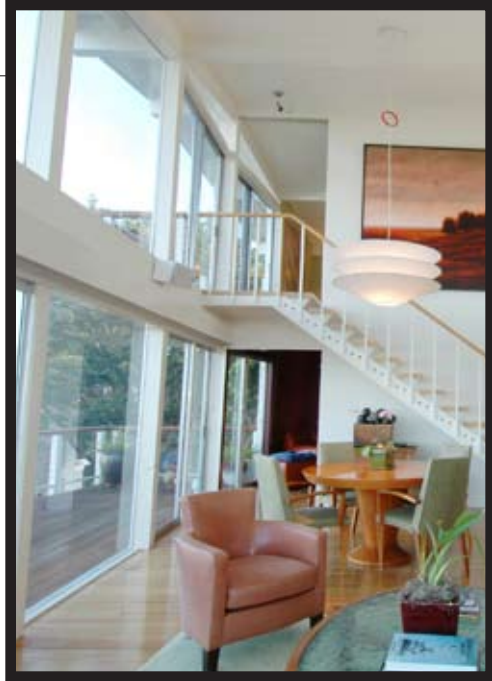
OFFERED AT \$3,500,000

ABSTRACT

- 3 stories, built in 1960
- Major recent renovation
- View great room with fireplace
- Open gourmet kitchen
- 2/3 bedrooms & 3 custom bathrooms
- Expansive view terraces & landscaped garden
- Private Golden Gate Bridge view deck with spa/hot tub
- 1 car garage with convenient inside access
- Custom frosted glass garage doors
- Wine storage, workshop and storage
- Lot size 3,598 sq.ft.

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

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THE FLOOR PLAN

Enter through the custom front door hand-carved from exquisite white oak wood to the GALLERY.

The focal point of the residence is the light and airy two-story view GREAT ROOM with expansive floor to ceiling picture windows, built-in granite fireplace and beautiful hardwood floor. Step out to the wrap-around view terrace and enjoy the cool breezes and fresh air.

The open KITCHEN provides a wonderful space for the host to socialize while preparing the gourmet repast.

Features include:

- Granite counters & custom cabinets
- 6-burner Wolf range & ventilator
- Sub-Zero refrigerator/freezer
- Plate warmer & microwave oven
- Bosch dishwasher & disposal
- Sub-Zero wine cooler (lower level)

Off the Great Room is a BEDROOM, presently used as a Study and houses built-in cabinets for an entertainment system. The adjoining BATH with shower serves as the Guest Bath.



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UPPER LEVEL

Ascend the open staircase with wood risers to the view MASTER SUITE and east view balcony.

The luxurious marble MASTER BATHROOM features a Jacuzzi tub, separate glass shower and large mirrored vanity. The adjoining oversized double Dressing Room provides custom wardrobe storage.

Off the Master Suite is the very private and spacious SPA/DECK with a frosted glass windbreak on the south side for privacy. Clear glass on the north side allows for enchanting views of St. Ignatius Church, the Presidio, the Bay and twin towers of the Golden Gate Bridge. The oversized Japanese-inspired white tiled spa tub can accommodate up to six persons and makes for a stunning relaxing view corner protected from the elements yet outside.

LOWER LEVEL

Descend the wide staircase with handsome colored glass sconce lighting to the beautifully finished MEDIA ROOM with coffered lighting and hardwood floor. This very spacious room can be furnished for multiple uses, including additional guest quarters or an at-home office/media room. The adjoining SPA RETREAT provides a Zen-like ambiance. It features exquisite green glass tile surround with overhead rain shower and expansive concrete vanity with large mirror.



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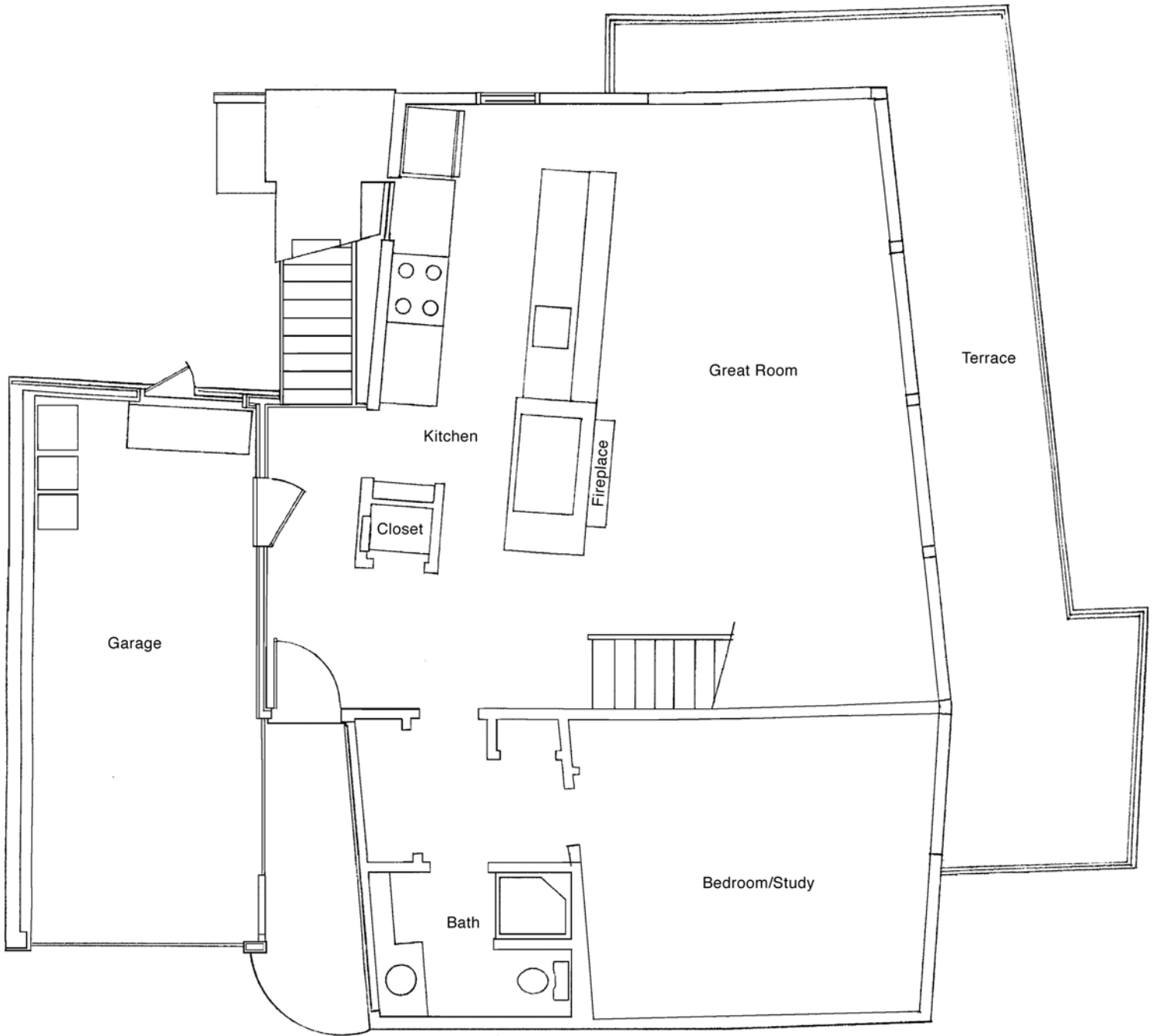
From the staircase, host and guests can conveniently access the flagstone TERRACE which provides wonderful outdoor space for entertaining and alfresco dining. The terrace landscape features an enormous banana plant, tropical plantings and a free standing mosaic barbeque stove with gas hookup. Flagstone steps lead to a lower level with workroom, wrap around garden & stairs to gardener's side entrance from the street.

OTHER

- The home has been featured in the following publications:
 - *California Home & Design*, May 2004
 - *Small Firms Great Projects 2005*, A joint publication of San Francisco magazine and AIA San Francisco.
 - *Outdoor Rooms Fresh Air Kitchens and Living Areas*, Published in 2006 by Schiffer Books.
- Photo contributions on pages 2, 4, 9 (lower left) & 10 (middle left, lower left and lower right) courtesy of J.D. Peterson.
- 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 "Seller's Disclosure Package" available on request with Listing Agents.

FLOOR PLAN

MAIN LEVEL

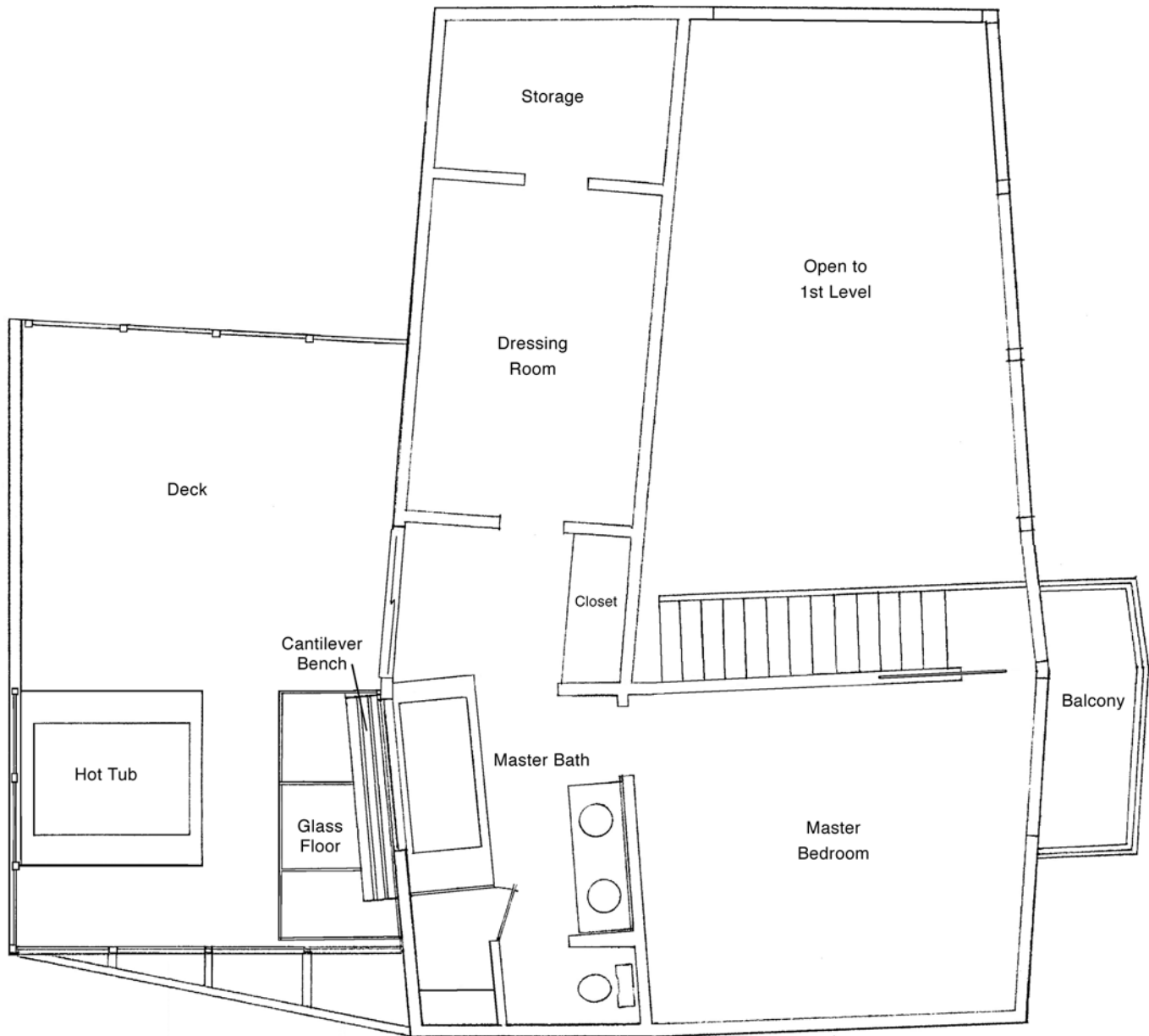


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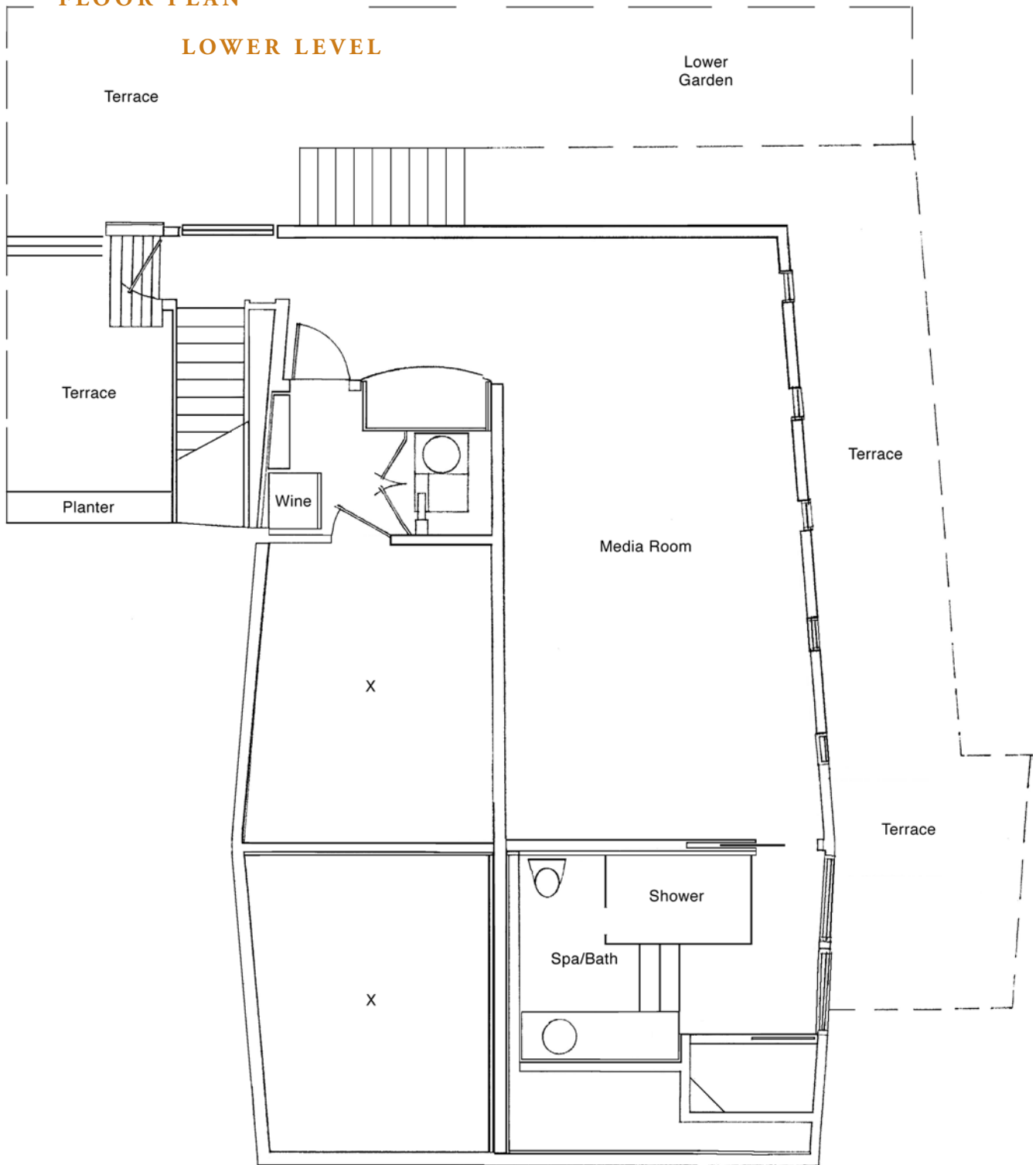
FLOOR PLAN

UPPER LEVEL



FLOOR PLAN

LOWER LEVEL



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