



**MARINA**

**BEAUTIFULLY RENOVATED SPANISH TUDOR**

**2450 FRANCISCO STREET, SAN FRANCISCO**

*Presented by:*



**MALIN GIDDINGS & MAXIMILLIAN ARMOUR**

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***sf*properties.com** 



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The Spanish Tudor style architecture has striking double arches, expansive bay windows, frieze inlay and a peaked roof line. The floor plan of this three story residence is ideal for elegant entertaining and comfortable City living with well-proportioned rooms, high ceilings, exquisite crown molding, hardwood or parquet floors and custom finishes.

This legal two-unit building was renovated and configured as a single family home with a guest apartment down. The spacious guest apartment adjoins the walk-out patio/garden.

The house is located in a sunny and quiet part of the Marina with an easy walk to fine dining & shopping on Chestnut Street. The Palace of Fine Arts, Marina Green, Fort Mason & Lucas Arts Center are favorite destinations for culture and leisure.

**OFFERED AT \$3,495,000**

**ABSTRACT**

- Built in 1933, major renovation 2002
- 4 bedrooms & 4.5 baths including luxurious master suite
- Living room with fireplace
- Formal dining room
- Fully-equipped custom kitchen
- Library, family room
- Spacious terrace & deck
- Legal guest apartment
- Landscaped patio/garden
- 2-3 car garage
- All new systems throughout



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## THE FLOOR PLAN

### MAIN LEVEL

Ascend the clay tiled staircase with colorful Spanish tiled insets to the foyer flanked by several arched doorways. The inviting LIVING ROOM features an ornate fireplace and expansive bay picture windows. The formal DINING ROOM is perfect for elegant and intimate entertaining.

The gourmet cook will enjoy the features of the fully-equipped, well-laid out KITCHEN:

- Polished concrete counter-tops with counter seating
- Ample cabinets & storage
- Thermador 6-burner gas cook top & ventilator
- Thermador conventional/convection oven, microwave
- Sub-Zero refrigerator/freezer
- Miele dishwasher
- Wine cooler & bar

Two BEDROOMS have access to the very large, sunny TERRACE which looks over the sunny PATIO/GARDEN. The custom double Pullman closets of the larger bedroom leads to the tiled FULL BATH with spa tub & separate steam shower.

A GUEST BATH and closet housing a stacked washer & dryer completes this level.



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## **SECOND LEVEL**

Abundant sunlight from the large skylight floods the second floor landing.

The wonderful FAMILY/MEDIA ROOM is the informal heart of the house with peaked ceiling, modern polished concrete fireplace flanked by glass shelves over cabinetry, built-in surround sound system and expansive bay windows with sunny south outlooks.

A STUDY with custom book cases adjoins, along with a small BEDROOM or NURSERY.

The spacious MASTER SUITE with beamed ceiling occupies the full width of the house with patio/garden outlooks from the large picture windows and a small balcony off the sitting area. The floor covering is a contemporary tight-weave wall-to-wall carpet.

The Master Suite offers luxurious HIS & HER BATHROOMS:

- One bathroom is accessed through custom Pullman closets from the bedroom area and features tile surround, stone vanity with chrome fittings and steam shower.
- The other bathroom enjoys a tiled Roman soaking tub and shower, marble vanity and designer fittings.

A walk-in closet adjoins.

A LAUNDRY ROOM with full-size side-by-side washer & dryer and the side exterior staircase complete the floor plan.



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#### **GARDEN LEVEL**

The charming and private GUEST APARTMENT can be used as extended family, guest or au pair quarters. It features:

- Tall ceiling with recessed lights
- Stone pavers with rough hewn wood inlay
- Heated floors
- Tall picture windows & French doors to the walk-out garden
- Expansive built-in cube shelves for books & objects d'art
- Steam shower
- Access from tradesman's entrance or garage

The delightful GARDEN features a spacious lawn and circular brick patio beautifully landscaped with trees, shrubbery & vines with colorful blossoms. It is a wonderful and airy environment for outdoor entertaining, dining and children's play.

Two to three car GARAGE, in addition to ample store, laundry and a temperature controlled WINE CELLAR.



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**OTHER**

- Recessed lighting throughout
- Four speaker zones controlled locally in master bed and baths; family room and office; living room, dining room and kitchen; and guest apartment
- 75 gallon high-efficiency return hot water heater
- 2 forced air furnaces for zoned heating and 1 hydronic heat boiler for select heated floors
- All landscaping on automatic sprinklers
- Plumbing upgraded to copper
- Gas line to 2 heaters on deck & to grill
- House wired for Cat-5 & electrical upgraded overall
- Seismically upgraded foundation, steel moment frame in rear
- 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.



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FLOOR PLAN

MAIN LEVEL



SECOND LEVEL

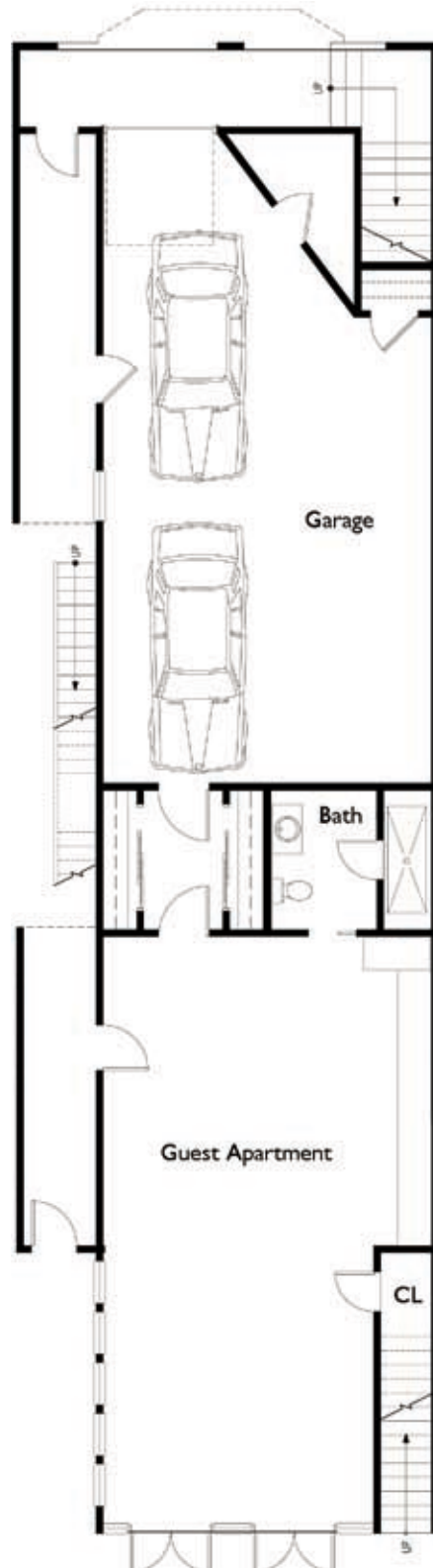


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FLOOR PLAN

GARDEN LEVEL



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