



SEA CLIFF CHARMING SUNNY HOME

251 28TH AVENUE, SAN FRANCISCO

Presented by:



MALIN GIDDINGS

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Malin & Monica

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Charming 'jewel box' home on wide, tree-lined street in Sea Cliff. Within blocks of the beach and Lincoln Park, and situated in a sought after family oriented neighborhood with wide manicured green lawns, and abundant street parking, this home is ideal for a growing family.

OFFERED AT \$1,995,000

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ABSTRACT

- Built in 1916
- 3 Bedrooms, 3½ Baths
- Updated kitchen with Wolf stove, Sub-Zero refrigerator
- Remodeled baths
- Hardwood floors throughout
- Finished lower level with game room, office, bath & separate entrance
- Plantation shutters & recessed lighting throughout
- Forced air heating with digital control
- Patio off kitchen
- Flat garden
- 1 car detached garage
- Wine cellar



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

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DESCRIPTION OF THE PROPERTY

FIRST LEVEL

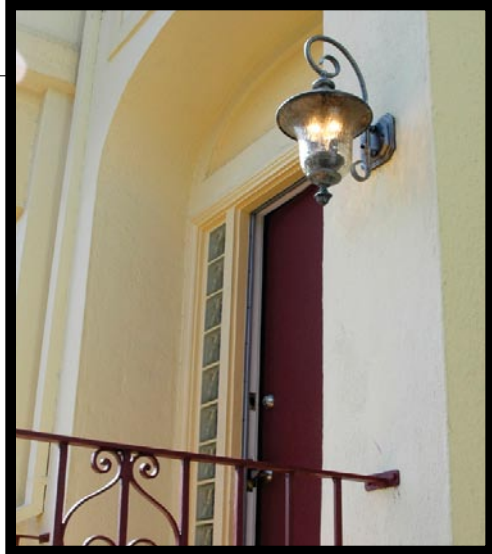
Natural light filters from the third floor skylight to the foyer. Enter the living room with hardwood floors, decorative fireplace, inset upholstered walls, crown molding and recessed lighting. Double doors lead to the formal dining room which opens to the sunny eat-in kitchen.

The kitchen has been updated with granite countertops, a gourmet Wolf range with two side-by-side grills & hood, double Dacor ovens, a Sub-Zero refrigerator, an Asko dishwasher & a built-in Kitchen Aid microwave. The maple cabinets with pull-out drawers & cutting board and hardwood floors together with the stainless steel backsplash & appliances blend modernity with natural wood to create a warm family atmosphere. A door leads from the kitchen onto a redwood patio providing easy access for al fresco dining.

Steps lead down to the fenced backyard which provides a wonderful area for children or pets. A finished garage with skylight backs to an alleyway accessible from California Street.

A half bath finishes off this level.





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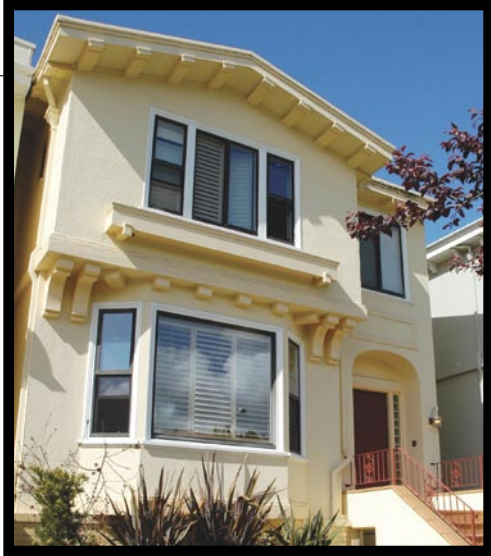
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SECOND LEVEL

The second level is ideal for a growing family. The master bedroom features a large walk-in closet with built-in hanging racks, shoe shelves & drawers for easy access to his and her clothing. Double doors with drawers open to the bedroom housing a media center and providing extra storage space. The master bath in cream & white marble features a Jacuzzi tub, separate shower, double basins, and manual skylight.

From the bright hallway are two additional bedrooms with custom closets, recessed lighting, and plantation shutters – ideal for children or a guest room and office. A large bathroom features double vessel sinks, a large tub with a handshower, a spacious tiled shower with dual shower heads, a built-in extension mirror & two large automatic skylights. Ideal for preparing children for bedtime efficiently and in comfort.





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LOWER LEVEL

Stairs from the entry hall lead to a refinished basement with a separate entry from 28th Avenue. A large room with bath serves as an ideal playroom, media room or guest quarters. Custom closets with mirrored fronts align one wall for additional storage. Wine cellar, separate office, side-by-side washer & dryer, & access to the backyard all make this a wonderful bonus room for the active lifestyle.

OTHER

- 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.



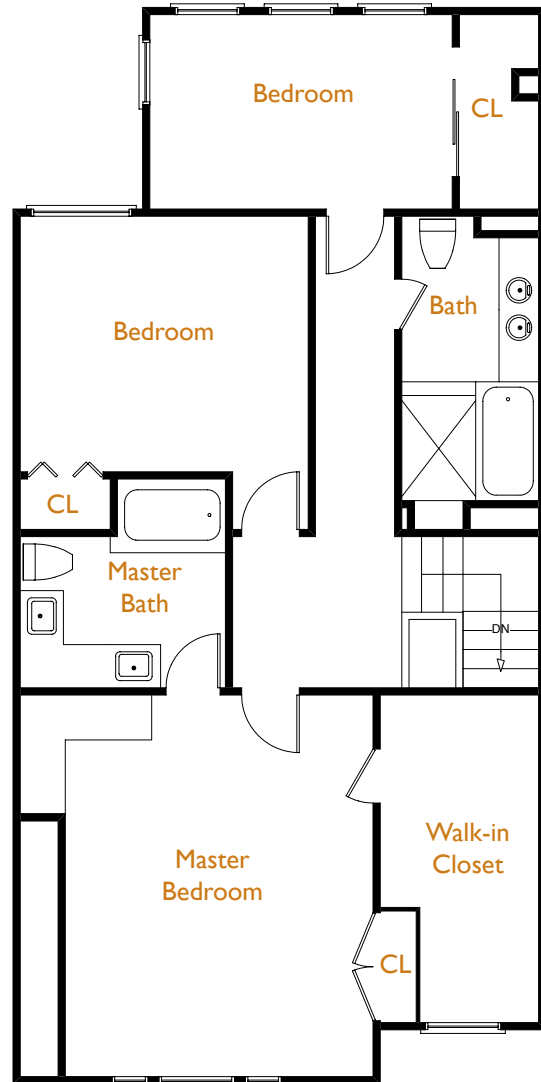
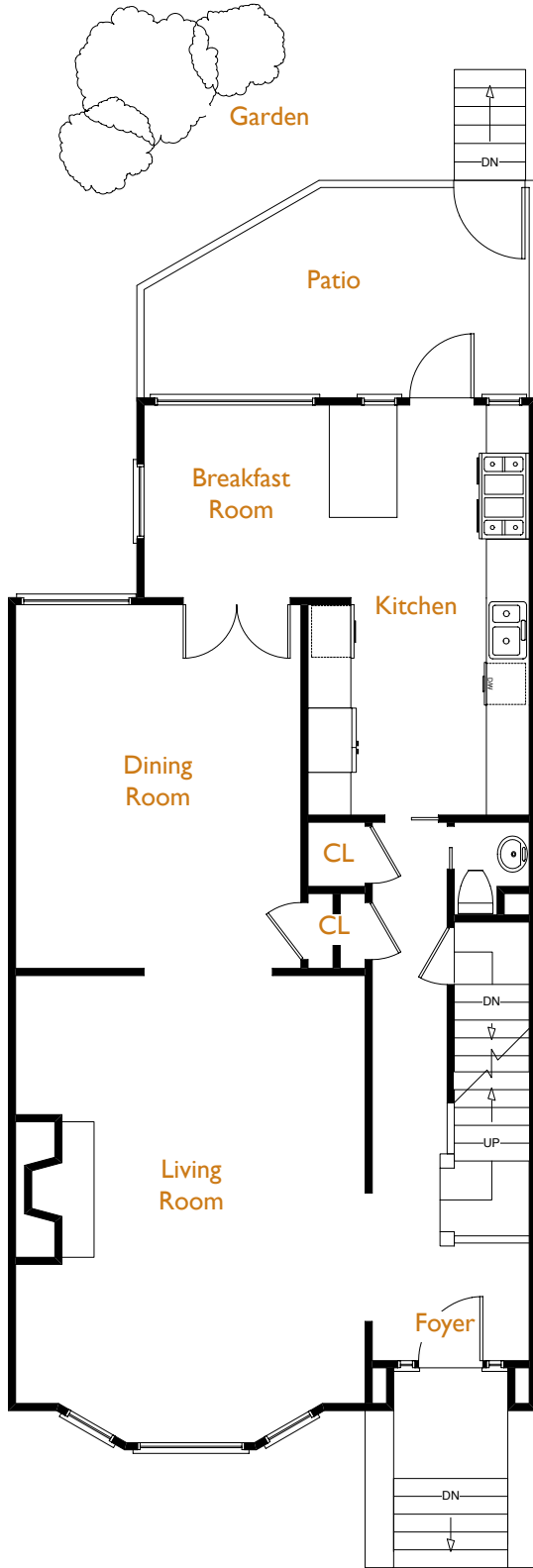
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FLOOR PLAN

FIRST LEVEL

SECOND LEVEL



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FLOOR PLAN

LOWER LEVEL

