

Green  
2535  
GREEN  
STREET

Proudly presented by:

**MALIN GIDDINGS**

415.531.5033

**MAX ARMOUR**

415.290.6058

*Representing the City's most  
distinctive properties*









**sf**properties.com

2535 Green Street

PACIFIC HEIGHTS  
Light & Bright Family Home  
Garden & Views

Table of Contents:

5 Overview	
6 Foyer	
8 Main Level	
II Upper Level	
12 Other	
16-17 Floor Plans	



## Overview:

Offered at \$3,900,000

This well-proportioned family-size home is located on a pretty tree-lined street in Pacific Heights' best location. It looks out to the lovely homes across the street and enjoys beautiful views of the Bay & Alcatraz Island, Fort Mason greenery and Russian Hill on the upper level. A south facing garden is accessible from the kitchen & family room. The location is central and great for family activities!

### ABSTRACT

- Built in 1912
- 5 bedrooms & 3.5 baths including 4 bedrooms & 2 baths on view upper level
- Elegant living/dining room with water views
- Spacious family room open to garden
- Remodeled kitchen with breakfast room with french doors opening to the sunny south facing garden
- Laundry/utility room & extra storage
- 1-car garage



## Foyer Level:

The handsome entry features transoms over the front door with paned sidelights, tall wainscot and beamed ceiling. A charming GUEST or AU PAIR ROOM adjoins.

This level includes a LAUNDRY ROOM with stacked washer/dryer, utility sink and marble counter, utility room and additional storage are located here along with a side entrance from the street to this level and to the kitchen.

The GARAGE houses one vehicle.



## Main Level:

Ascend the staircase to the spacious CENTER HALL with beautiful hardwood floors found throughout the house.

The spacious LIVING/DINING ROOM features a fireplace framed by built-in bookcases, and six bay windows that look out to the pretty streetscape and water vistas of the Bay.

The FAMILY ROOM is the heart of the house featuring a fireplace, deep crown molding, built-in cabinetry and tall wainscots. French doors open to the south facing terraced PATIO/GARDEN for indoor-outdoor living. Fruit and flowering trees, perennials and colorful spring plantings provide a delightful setting.

The bright and sunny remodeled KITCHEN has an adjoining BREAKFAST ROOM with direct access via large french doors to the GARDEN. The kitchen features marble countertops and white cabinets, some with glass fronts, along with top of the line appliances, including:

- Viking stove with 6 burners
- Viking double ovens
- Viking refrigerator/freezer
- Dishwasher and disposal

A wet bar and butler's pantry provide additional service and storage space.

The POWDER ROOM and guest closet are located off the center hall.





## Upper Level:

Ascend the handsome staircase with wainscots and sidelights.

Skylights in both the staircase and second floor landing allow natural light to flood the rooms. The floors are all hardwood. The 4 bedroom/2 bath count on this level is a rare find.

The spacious MASTER BEDROOM with wall-to-wall closets and open SITTING ROOM/AT-HOME OFFICE look out to the south garden. The marble & travertine MASTER BATH has a vanity and shower.

A large BEDROOM or LIBRARY with a delightful balcony overlooks the terraced greenery. A tall wall-to-wall system is ideal for toys, books and games.

Two front BEDROOMS enjoy the north view of the peaked roofs of homes across the way and enchanting views of the bay, Alcatraz Island and Russian Hill. One of the bedrooms has a small fireplace framed by built-in bookcases.

A large BATH with marble surround features a shower over tub and pedestal sink.

Three closets in the center hall are easily accessible for any or all bedrooms.



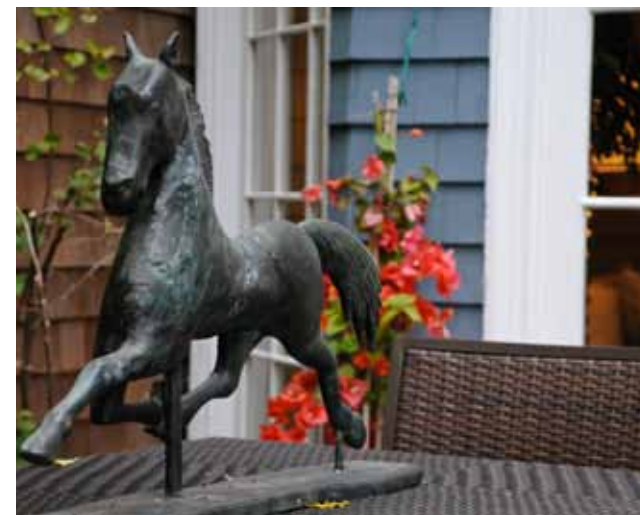
This information was supplied by Seller and/or other sources. Seller & Broker believe this information to be correct but have not verified this information. Seller & Broker assume no legal responsibility for the accuracy of any information provided herein. Buyers should investigate these issues to their own satisfaction.



Other: \_\_\_\_\_

- Taxes will be reassessed upon the sale to approximately 1.1718% of the purchase price.
- Prospective Buyers are advised to review, prior to any offer, the Property Disclosure Package available on request.



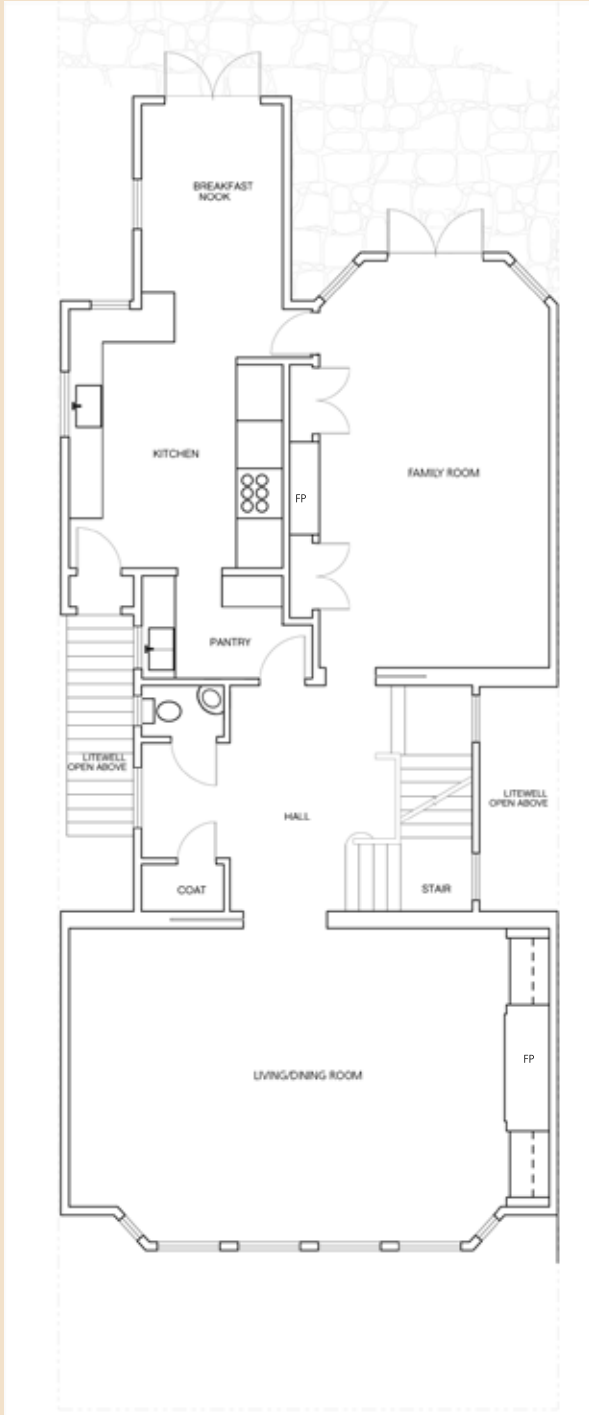




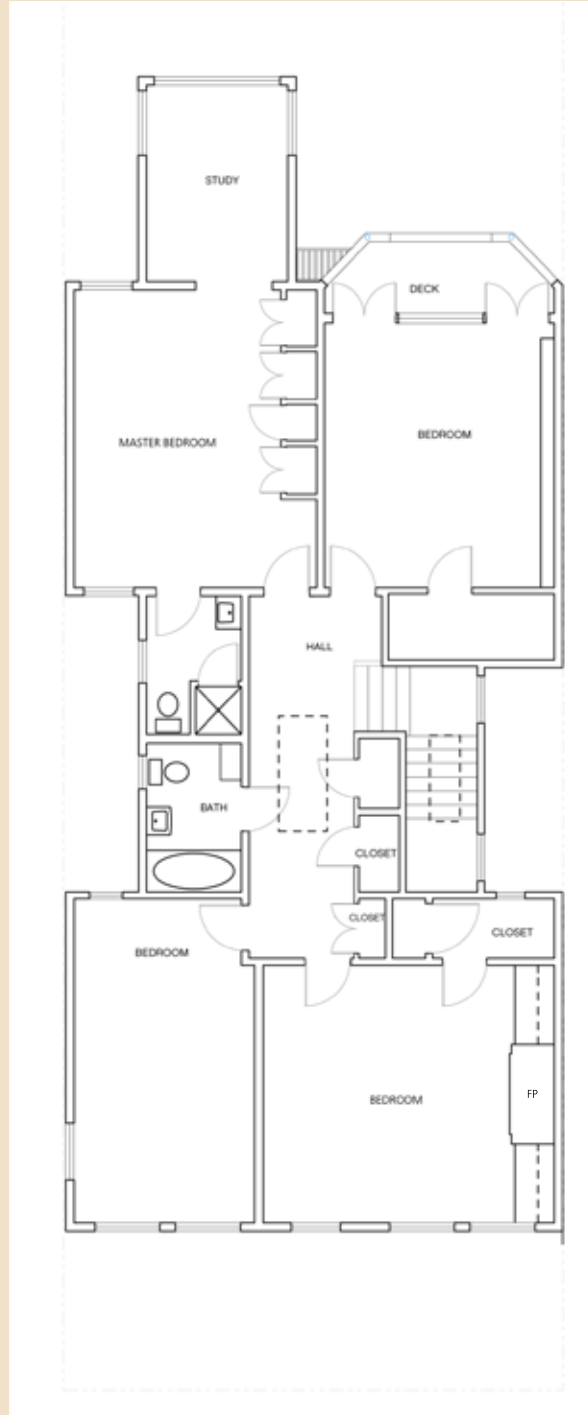


# Floor Plans:

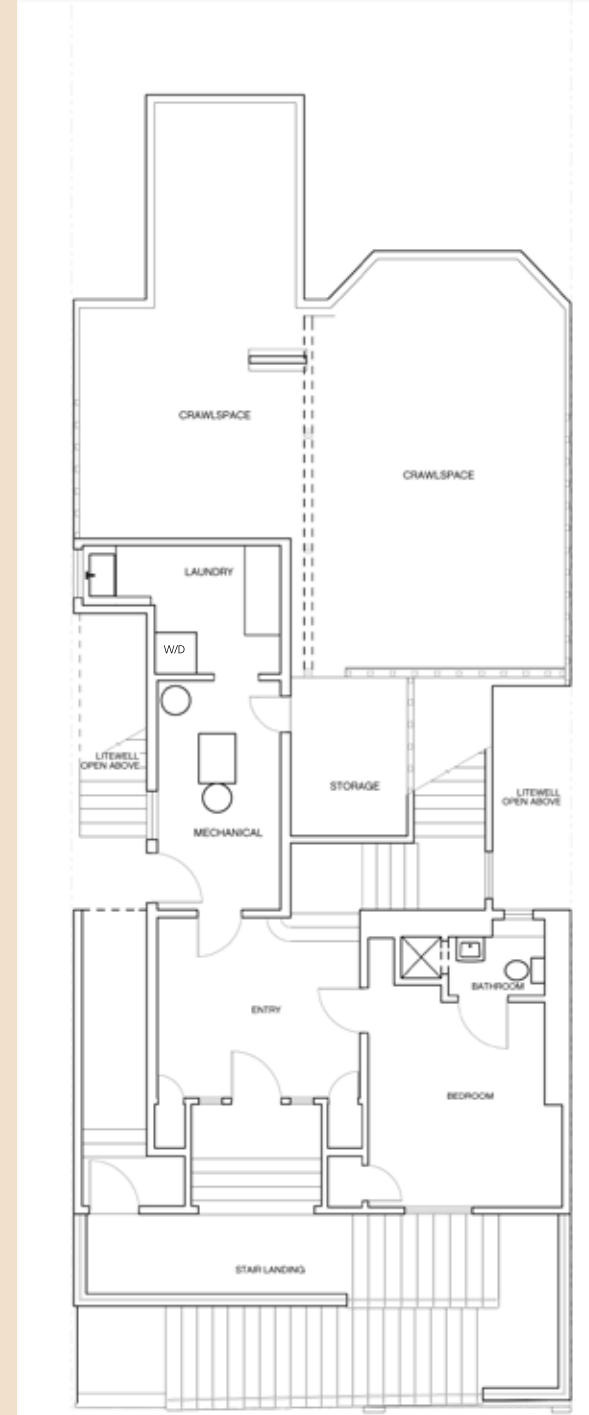
Main Level



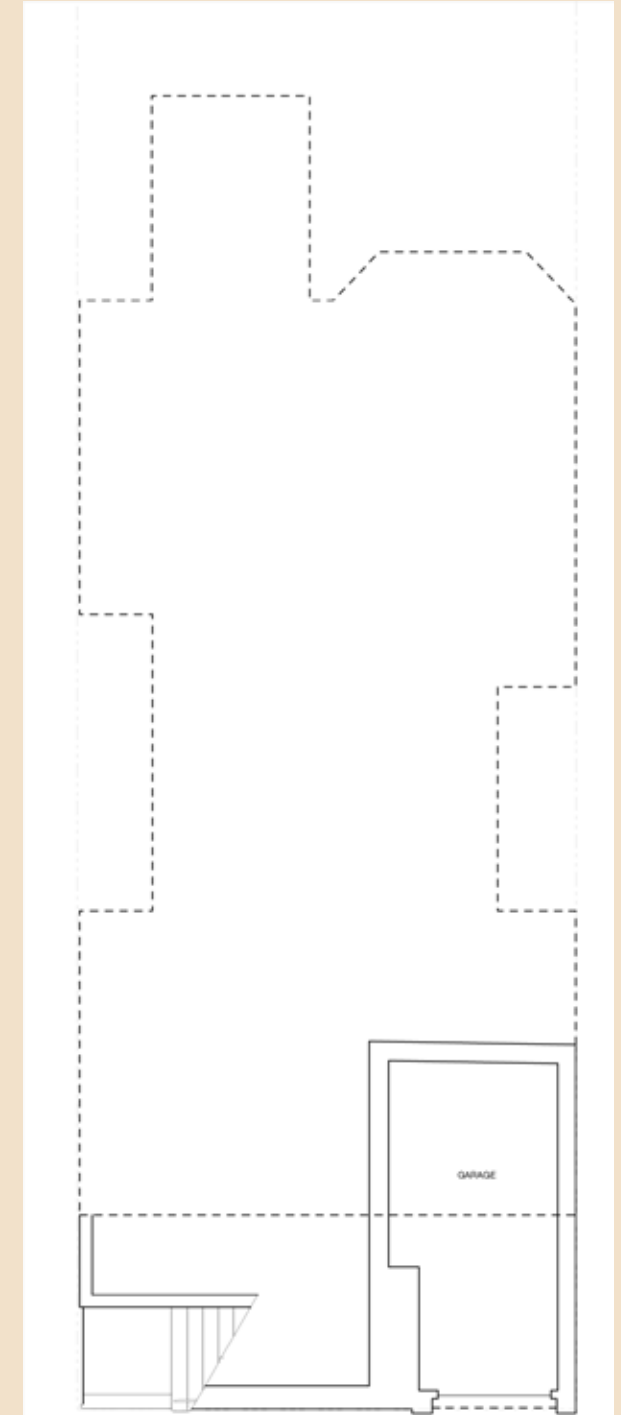
Upper Level



Foyer Level



Garage



This information was supplied by Seller and/or other sources. Seller & Broker believe this information to be correct but have not verified this information. Seller & Broker assume no legal responsibility for the accuracy of any information provided herein. Buyers should investigate these issues to their own satisfaction.

This information was supplied by Seller and/or other sources. Seller & Broker believe this information to be correct but have not verified this information. Seller & Broker assume no legal responsibility for the accuracy of any information provided herein. Buyers should investigate these issues to their own satisfaction.



**MALIN GIDDINGS**

415.531.5033

malin@sfproperties.com

**MAX ARMOUR**

415.290.6058

max@sfproperties.com

**TRI/COLDWELL BANKER**

1699 Van Ness Avenue

San Francisco, CA 94109