



PACIFIC HEIGHTS

DELIGHTFUL WM. WURSTER HOME WITH COURTYARD

2580 BROADWAY, SAN FRANCISCO

Presented by:



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Noted contemporary architect Wm. Wurster designed this brown shingled home on desirable Broadway which enjoys the handsome cityscape and views of the shimmering Bay. His signature gated courtyard entry provides a private, tranquil ambience with a Japanese maple, brass fountain and bench seating as its focal points.

The light and airy interiors feature tall ceilings and tall picture windows, which infuse the interiors with abundant natural light. This impeccably maintained home boasts all the modern amenities while maintaining the integrity of Wurster's original architecture. It is ideal for comfortable city living or second home.

OFFERED AT \$4,200,000

ABSTRACT

- Built in 1962
- 3 bedrooms, 3 baths including Master Suite
- Living room/fireplace
- Dining room with French doors
- Gourmet kitchen
- At-home office
- Ample storage, laundry
- Parking for two cars + driveway
- Lot size 80 ft x 33.75 ft

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THE FLOOR PLAN

MAIN LEVEL

The custom copper clad glass door with transom welcomes the visitor. Enter the foyer with beautiful curved staircase and bleached hardwood floors (found throughout the house).

The spacious LIVING ROOM enjoys the Bay vista and cityscape. It features a beautiful limestone fireplace and custom built-in wall system for display, books and media system. The formal DINING ROOM comfortably seats a good-sized dinner party.

The light-filled modern kitchen is ideal for the gourmet cook and features handsome banker's green marble counters, work island and custom cabinets.

Appliances include:

- 5-burner Wolf cook top in the island
- Double Kitchen Aid ovens
- Side-by-side Sub-Zero refrigerator/freezer
- Miele dishwasher

Sliding glass doors with transoms in both the dining room and kitchen open to the sunny courtyard for alfresco dining and entertaining.

A charming BEDROOM and marble BATH with shower. Laundry closet with washer/dryer completes this level.



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UPPER LEVEL

Ascend the beautiful curved staircase to the MASTER SUITE comprised of the sunny Bay view SITTING ROOM with coved ceiling, skylight and built-in wall & desk system and BEDROOM, which looks out to the tree-lined cityscape.

The luxurious MASTER BATH has an all-marble surround with double vanity & medicine cabinets, spa tub, separate shower and brushed nickel & brass fittings.

A BEDROOM with adjoining marble BATH and shower.

LOWER LEVEL

A convenient AT-HOME OFFICE accesses two parking spaces from Scott Street. One space is in the attached GARAGE with built-in storage systems and counter top with sink; the second space is on the adjoining paved patio with sliding gate.



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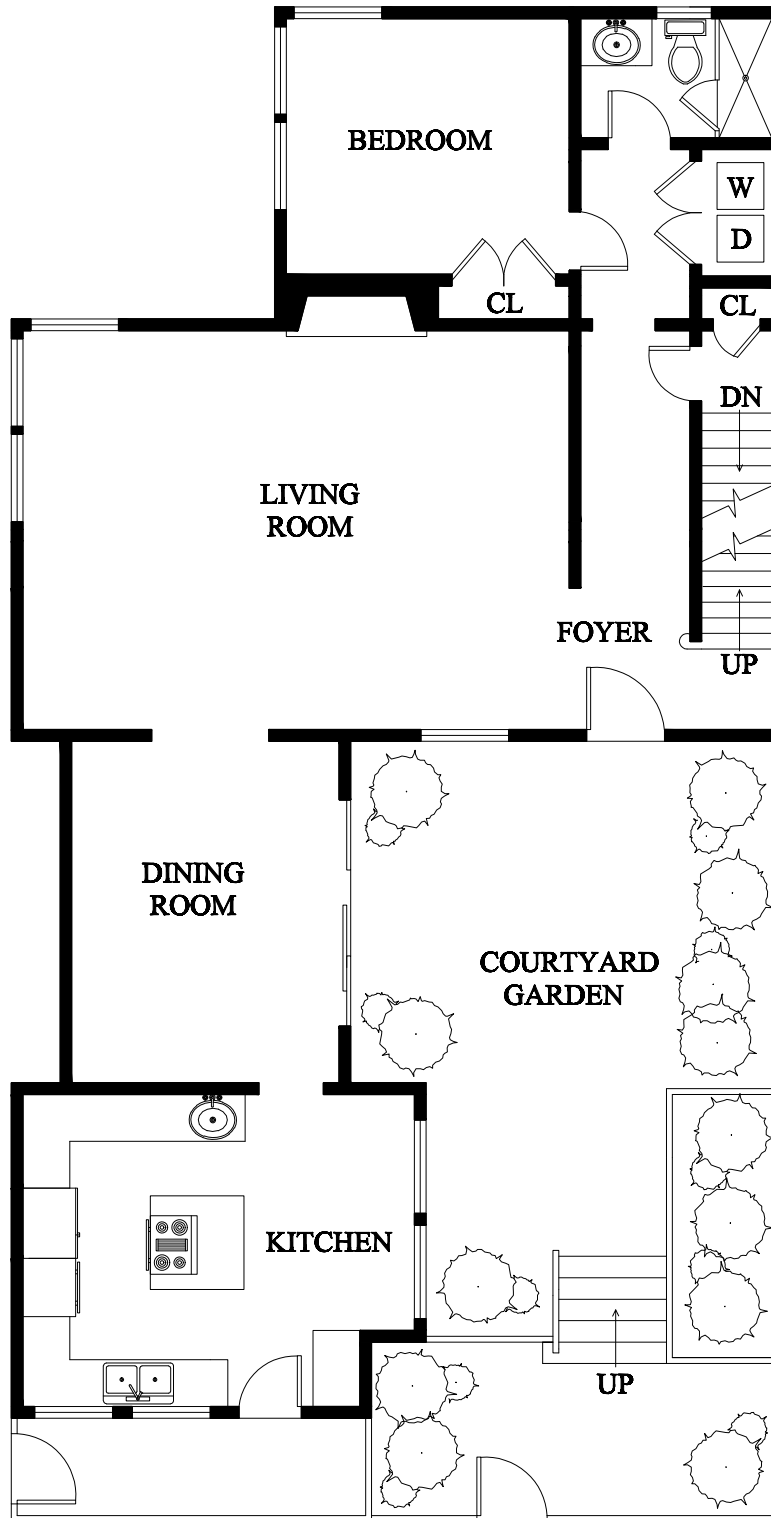
OTHER

- Bleached hardwood floors or carpet in all rooms
- 11 ft ceilings & doors
- Double glazed windows throughout
- Recessed halogen lighting throughout
- Built-in sound system with speakers
- ADT security system
- Intercom system
- Two flat screen televisions convey
- Taxes will be reassessed upon the sale to approximately 1.163% of the purchase price
- Prospective Buyers are advised to review, prior to any offer, the Property Disclosure Package available on request.



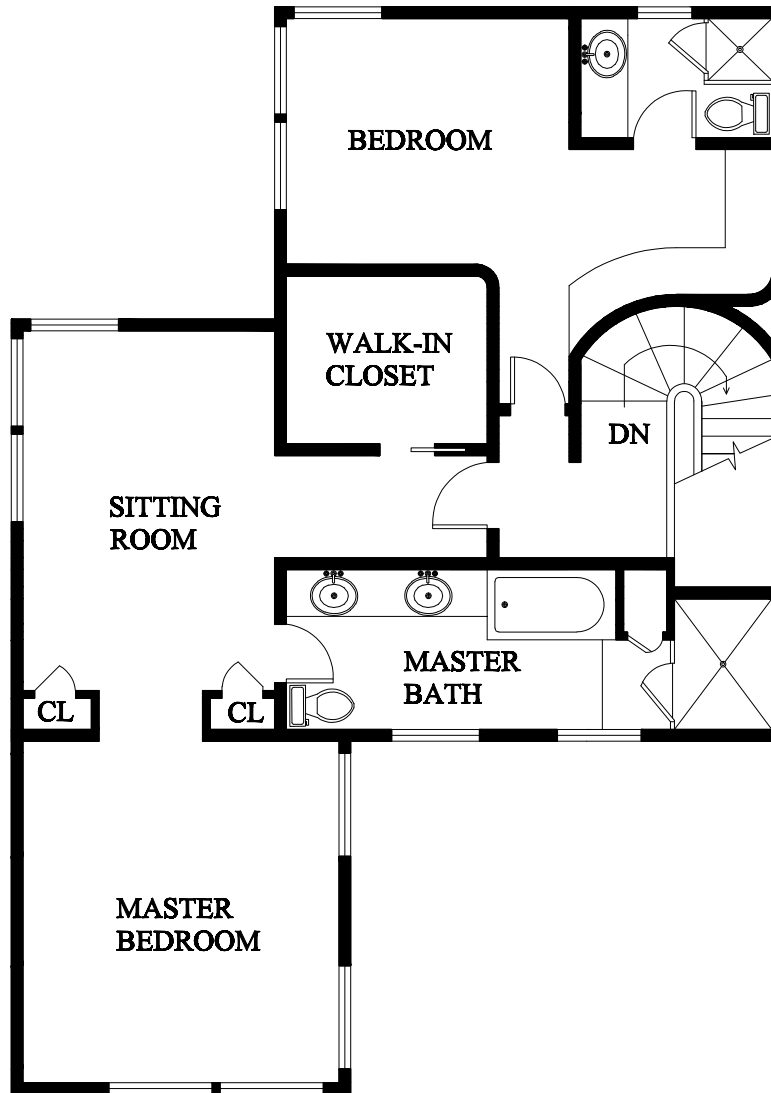
FLOOR PLAN

MAIN LEVEL



FLOOR PLAN

UPPER LEVEL



FLOOR PLAN

LOWER LEVEL

