



PACIFIC HEIGHTS
VINTAGE VICTORIAN

2700 CALIFORNIA STREET, SAN FRANCISCO

Presented by:

MAXIMILLIAN ARMOUR

415.290.6058

&

MALIN GIDDINGS

415.531.5033

Maximillian & Malin

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This classic 1880s Victorian has remained in the hands of the current family for over 60 years. Its stately corner location provides abundant natural light from the east and south.

The architecture of the house can be described as an asymmetrical Italianate stick Victorian. It's A-frame roof houses a striking triangular pediment framing a wood-carved starburst on the front façade. A similar but smaller gabled pediment containing the starburst motif faces east.

The house retains much of the original architectural details. It has excellent 'bones' and awaits restoration and modernization under the deft eye and taste of the new owner.

OFFERED AT \$1,995,000

ABSTRACT

- Built in the 1880s
- 2 stories plus full attic
- 5 bedrooms, 2 WCs and 1 master bath
- Original detailing
- 14 foot ceilings
- 4 fireplaces
- Gardens
- Sunny corner lot
- 4,080 square feet per tax records
- Lot size: 29.9 feet x 108.5 feet

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

Ascend the front steps with wood banisters and two pairs of newel posts topped by wood globes to the covered porch framed by colonettes. Enter through tall double doors with transom to the light filled FOYER which introduces the architectural details found throughout much of the house:

- Abundant light filled, well-proportioned rooms
- High ceilings, tall doorways & large double-hung windows
- Deep crown molding, rosettes, wainscots & softwood plank flooring
- Four fireplace/foot warmers with carved mantles & tile hearths

MAIN LEVEL

The LIVING ROOM with fireplace looks out to the small, sunny front garden.

The formal DINING ROOM with fireplace can seat a large dinner party.

The bright and spacious KITCHEN with pantry awaits the new owner's custom installation.

A MAID'S ROOM or AT-HOME OFFICE and large LAUNDRY/UTILITY ROOM are located at the rear of the house.

The hallway runs almost the length of the house along the west wall and contains a small WC with shower, closets and rear access.



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SECOND LEVEL

Ascend the handsome wood carved staircase with lamp post newel to mid-landing which features the original colorful art glass tryptich and bench seating.

The front MASTER BEDROOM with corner fireplace enjoys abundant natural light; it has a large walk-in closet and adjoining full BATH.

Two east facing BEDROOMS with adjoining wash room. WC off hallway.

A rear BEDROOM can also be used as a STUDY.

OTHER

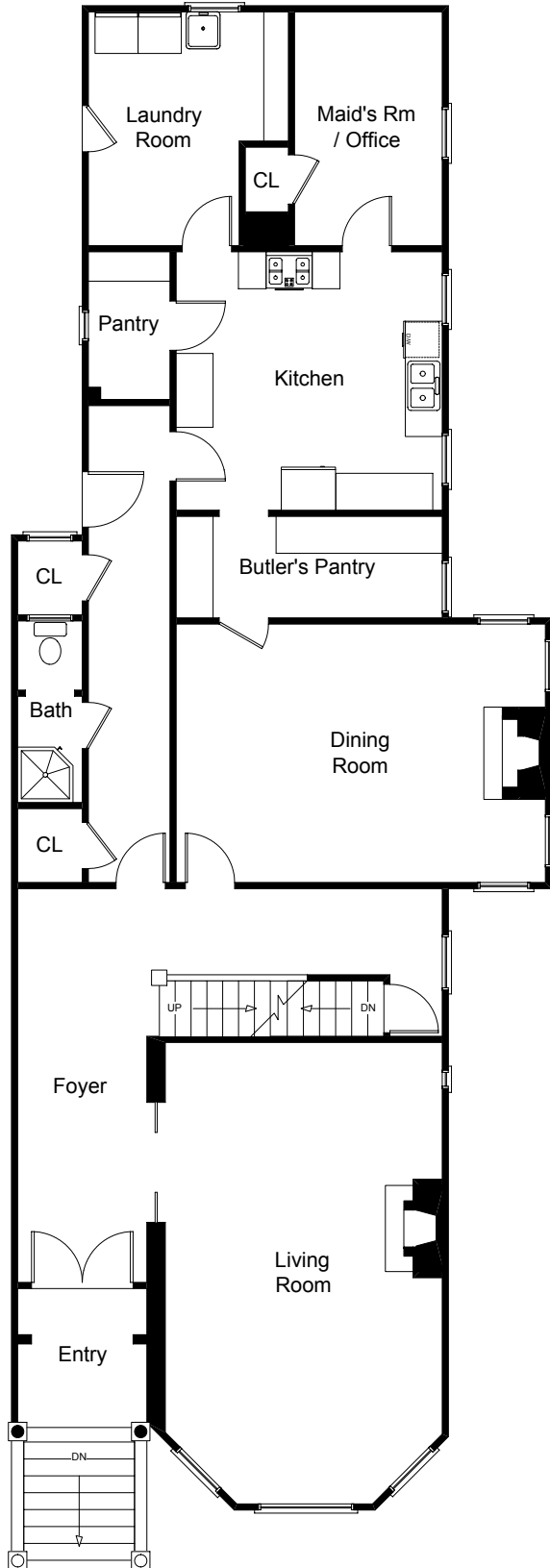
- Full ATTIC with expansion potential
- Basement contains a PLAYROOM with additional storage
- Taxes will be reassessed upon the sale to approximately 1.14% of the purchase price.
- Prospective Buyers are advised to review, prior to any offer, the "Seller's Disclosure Package" available on request with Listing Agents.



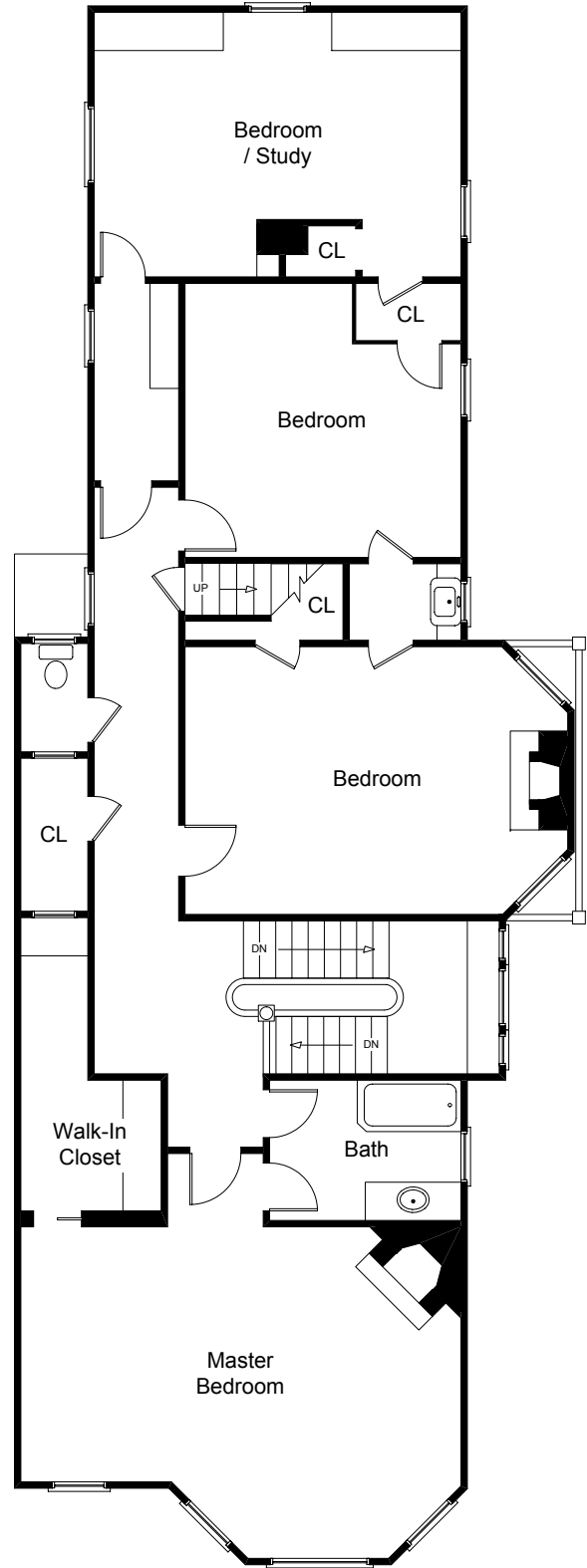
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MAIN LEVEL



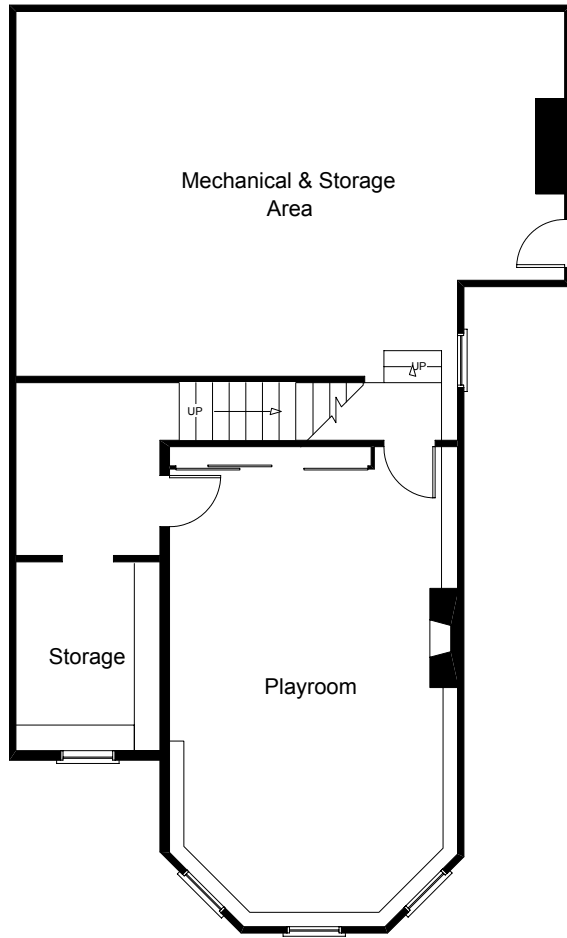
SECOND LEVEL



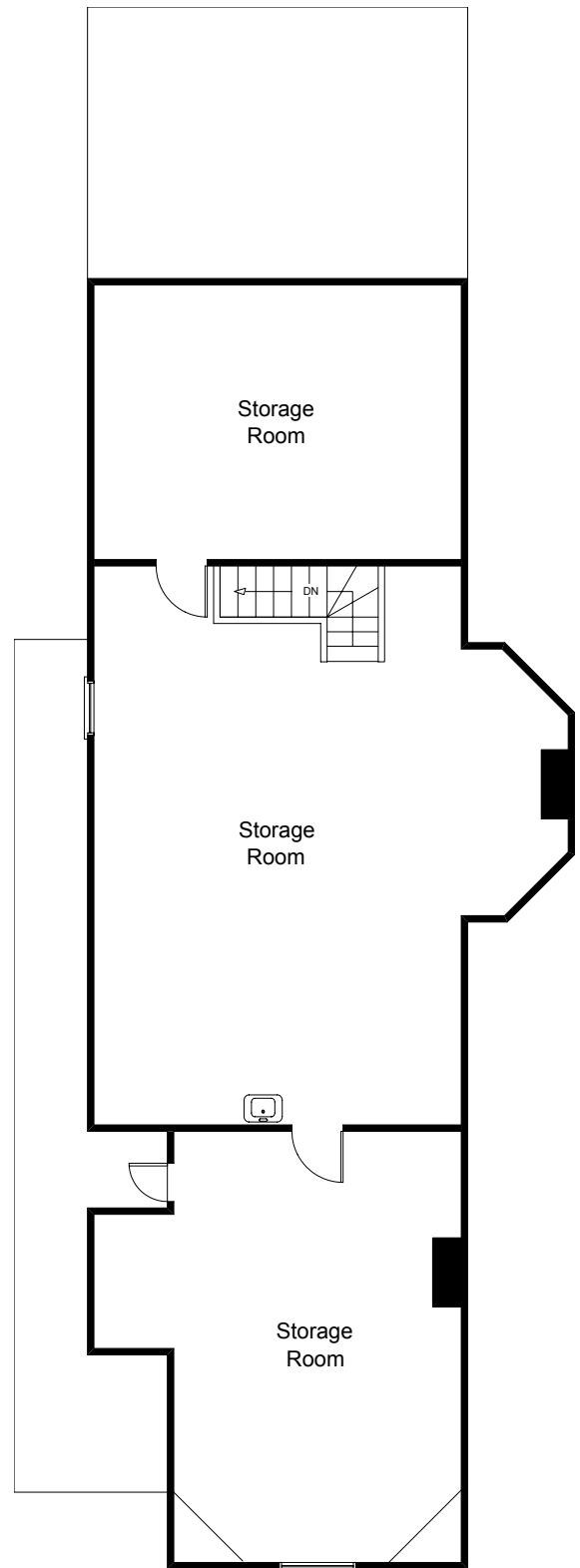
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BASEMENT



ATTIC



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