

PACIFIC HEIGHTS RESIDENCE

ELEGANT VIEW & GARDEN HOME

2714 PAFICIC AVENUE SAN FRANCISCO



Presented by:

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OVERVIEW



DESCRIPTION OF THE PROPERTY

Elegantly remodeled residence located on one of finest blocks in Pacific Heights. The home features beautifully proportioned grand staircase, public rooms and refined architectural detailing for gracious entertaining. Spectacular view roof terrace and garden are wonderful features of the home.

OFFERED AT \$4,795,000

ABSTRACT

- Built in 1914
- 4 bedrooms, 4 baths & 2 half baths
- 4 fireplaces
- Family/media room
- Au pair/rec room
- Laundry room
- 3 decks
- Lush garden
- View roof terrace
- Elevator
- 2 car tandem garage
- Lot size 25.75' x 142'



MAIN LEVEL



The elegant FOYER introduces the exquisite parquet inlay floors, tall ceilings & doorways, wainscoting, pilasters, deep crown molding and elegant lighting found in the public rooms.

The warm and inviting formal LIVING ROOM features an ornately carved fireplace and tall south facing bay windows.

The elegant DINING ROOM comfortably seats a large dinner party. Two large picture windows look out to the exquisitely landscaped garden of the neighboring residence.

The spacious custom KITCHEN is the gourmet cook and caterer's delight and features:

- Ample custom cabinets & storage, some with glass fronts
- Ample granite countertop preparation space
- 6 burner Viking stove with grill and double ovens
- Thermador ventilator
- Full size Sub-Zero refrigerator/freezer
- Dishwasher & microwave oven

The open BREAKFAST ROOM with corner entertainment center adjoins a deck with access to the lower level brick PATIO & GARDEN planted with fruit trees, wisteria and colorful blooms.

The POWDER ROOM, guest closets and elevator off the foyer complete this level.

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SECOND LEVEL



Ascend the handsome staircase to the very private MASTER SUITE, featuring a fireplace, built-in bookcases and north view deck, along with ample his & her clothes closets and wet bar with refrigerator.

The luxurious MASTER BATH has granite and marble surrounds, double vanities, spa tub and glass enclosed shower.

The sunny front BEDROOM looks out to the pretty tree-lined street. The adjoining BATH with marble surround features a spa tub and glass enclosed shower.

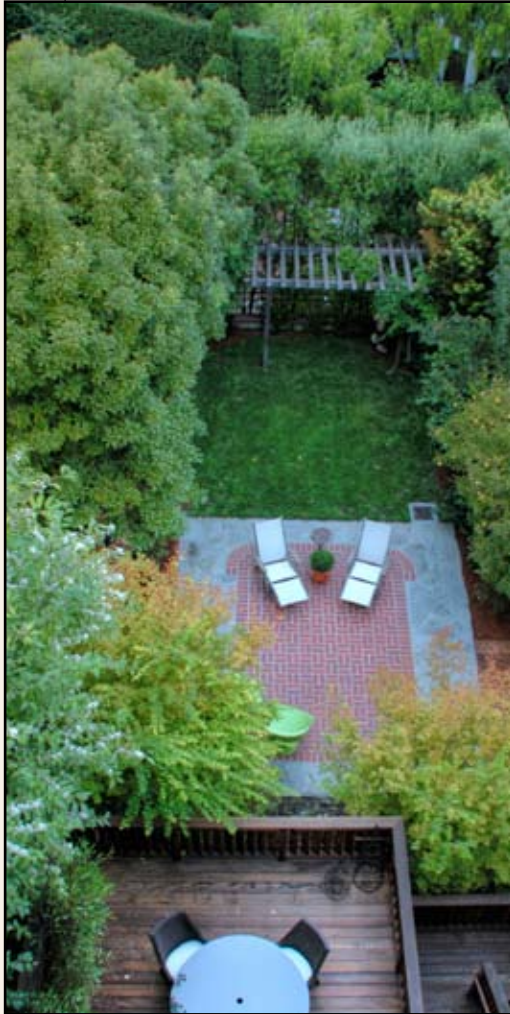
The middle BEDROOM has an adjoining tiled BATH with deep tub and shower.

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THIRD LEVEL



The spacious FAMILY/MEDIA ROOM with fireplace, small deck and bay view is perfect for casual entertaining and family time. Stairs lead to the fabulous VIEW ROOF TERRACE with both Bay and City vistas.

The fourth light and bright BEDROOM & BATH with shower completes the third level.

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LOWER LEVEL



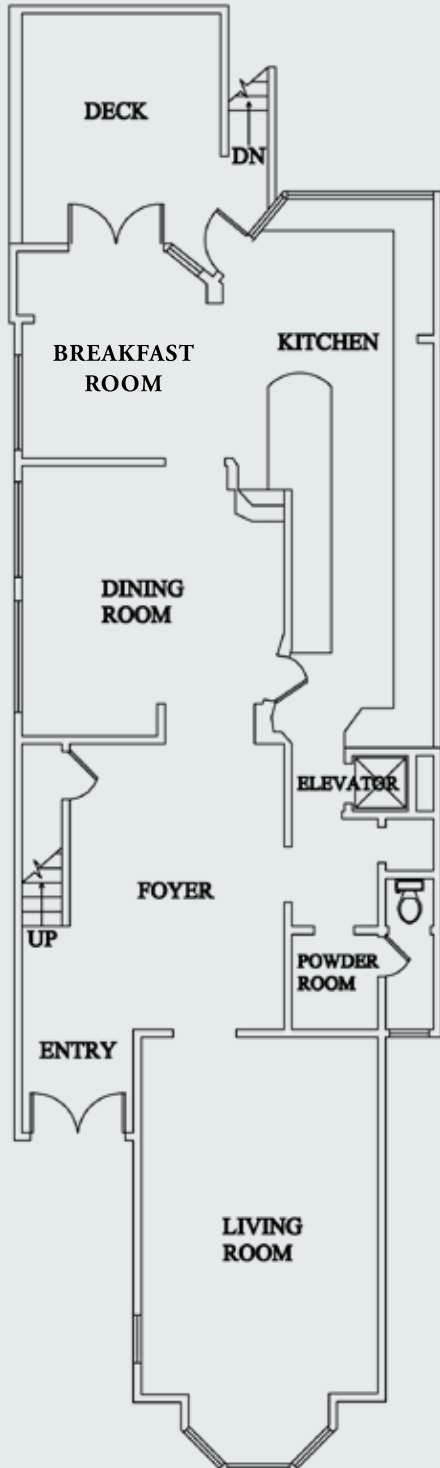
The 2 CAR GARAGE, AU PAIR/REC ROOM, half bath, laundry room, and utility room can be accessed via the elevator, trades entry or patio/garden.

OTHER

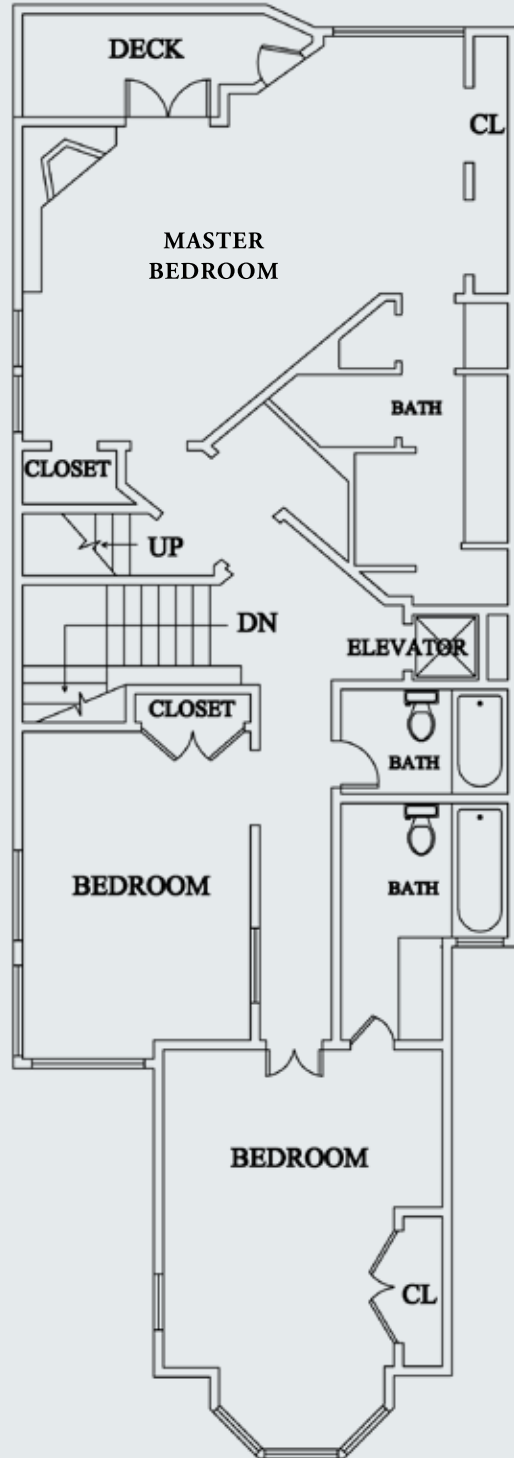
- Dining room chandelier is excluded from the sale
- Prospective Buyers are advised to review, prior to any offer, the "Seller's Disclosure Package" available on request
- Taxes will be reassessed upon the sale to approximately 1.141% of the purchase price.

FLOOR PLAN

MAIN LEVEL



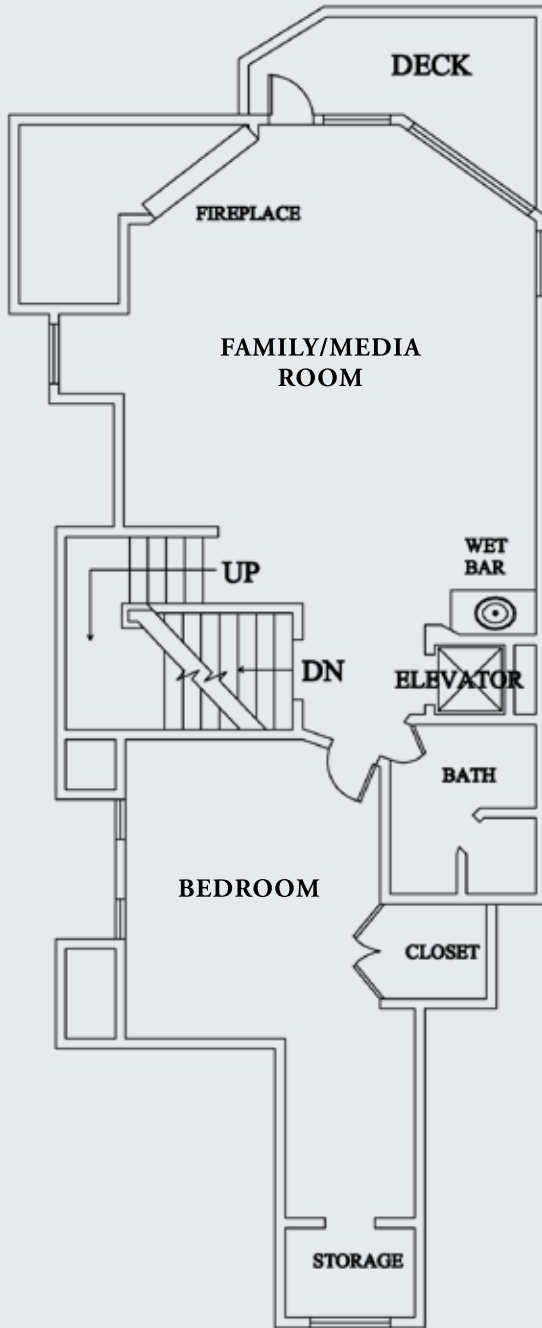
SECOND LEVEL



Floor plans are for presentation purposes only and may not be to scale.

FLOOR PLAN

THIRD LEVEL



LOWER LEVEL

