



## PACIFIC HEIGHTS

SPLENDID COURTYARD RESIDENCE

WILLIAM WURSTER ARCHITECT

27 RAYCLIFF TERRACE, SAN FRANCISCO

*Presented by:*



**MALIN GIDDINGS**

415.531.5033

**MONICA PAULI**

415.902.9502

**sf**properties.com



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Raycliff Terrace is one of two very quiet and private cul-de-sacs in Pacific Heights. They contain some of the most desirable homes in this very exclusive neighborhood with convenient access to shopping & dining on Fillmore, Sacramento & Union Streets.

The home was designed by William Wurster in 1949 and impeccably renovated by Sandy Walker in 1996. Its ambience exudes elegant yet relaxed indoor/outdoor living, centered around the landscaped, Thomas Church designed COURTYARD featuring two lovely Japanese maple trees, perennials, seasonal blooms and potted rose bushes.

This wonderful oasis provides a light and airy, tranquil environment—unique for city living.

**OFFERED AT \$4,250,000**

**ABSTRACT**

- 4 bedrooms & 4.5 baths
- Gourmet kitchen with breakfast area
- Spacious living room & family room
- 2 fireplaces
- Thomas Church designed courtyard
- 2 car side-by-side garage



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

Coldwell Banker believes this information to be correct but has not verified this information and assumes no legal responsibility for its accuracy. Buyers should investigate these issues to their own satisfaction. Independently Owned and Operated by NRT Inc.



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## THE FLOOR PLAN

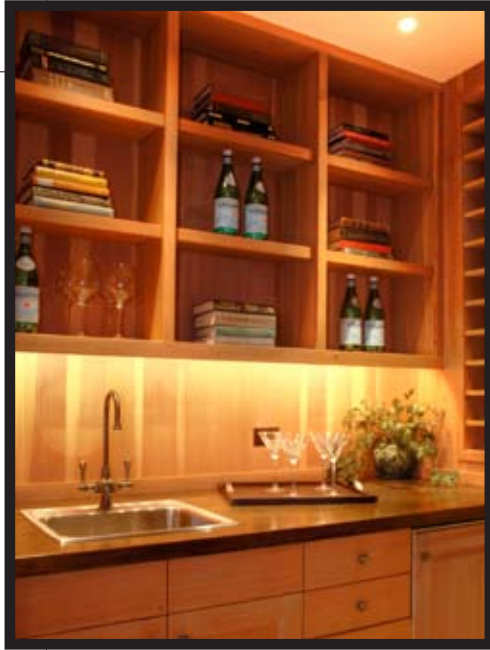
### MAIN LEVEL

The CENTER HALL leads to the spacious and bright LIVING ROOM with elegant vistas, wood burning fireplace and DINING AREA. A large picture window provides a view glimpse of the Bay and the City's grandest homes on Broadway.

The adjoining gourmet KITCHEN with BREAKFAST AREA features handmade tile-work on the ample countertops & backsplash and top-of-the-line appliances. French doors open to the sunny courtyard for alfresco dining and entertaining.

Convenient inside access from the two car side-by-side GARAGE.

The south wing of the house contains a secluded MASTER BEDROOM with his & her FULL BATHS & dressing rooms. French doors from the master bedroom open to the garden courtyard.



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**LOWER LEVEL**

The spacious paneled FAMILY ROOM features a similar picture window with a glimpse of the bay and the fine homes of San Francisco's Gold Coast, along with a fireplace, wet bar and ample built-in bookcases.

Two sunny, west facing BEDROOMS and two BATHROOMS complete the lower level.

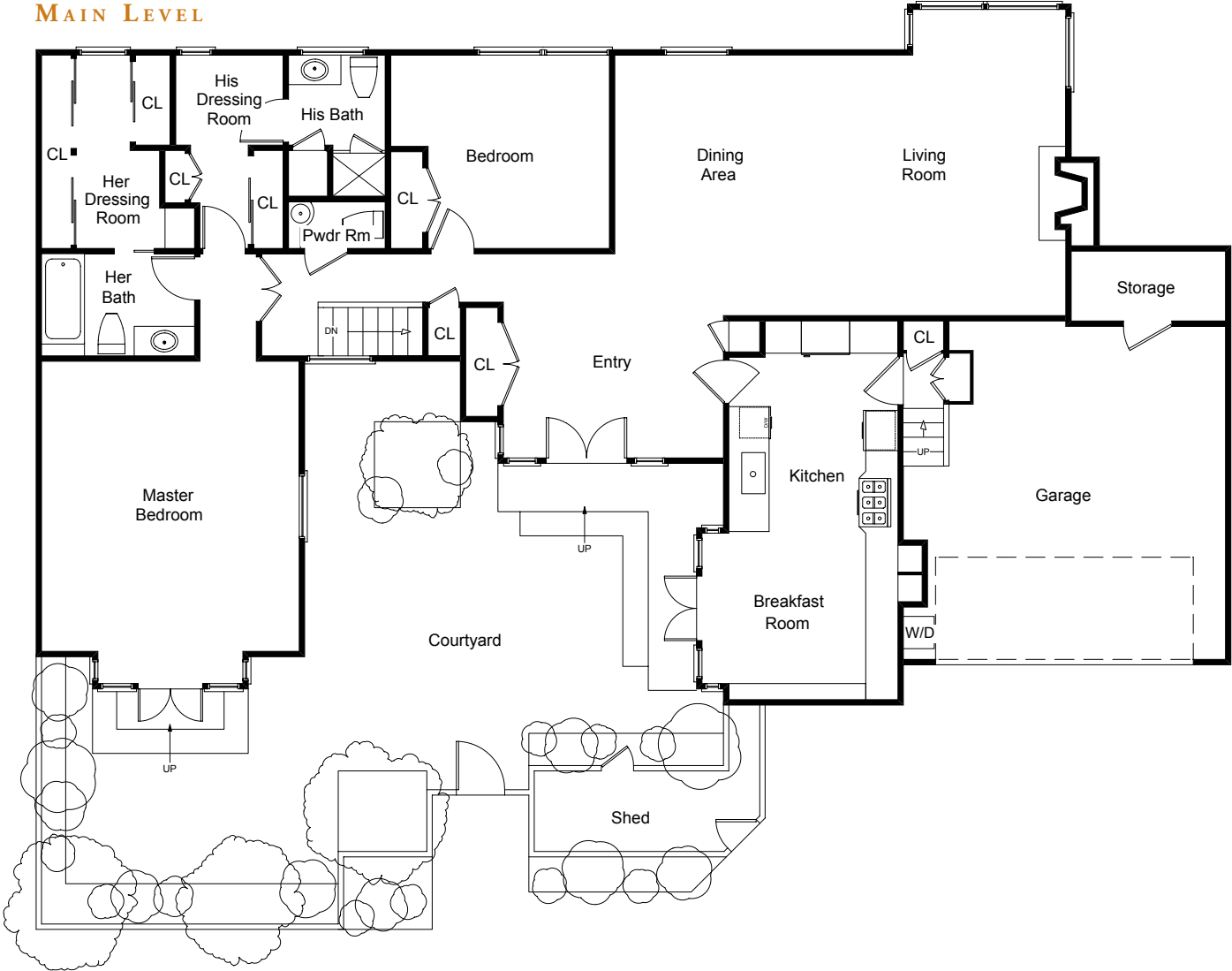
**OTHER**

- 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 "Seller's Disclosure Package" available on request with Listing Agents.



FLOOR PLAN

MAIN LEVEL



LOWER LEVEL

