

2009 SAN FRANCISCO DECORATOR SHOWCASE

PACIFIC HEIGHTS

STATELY GEORGIAN MANSION

2830 PACIFIC AVENUE, SAN FRANCISCO

*Presented by:*



**MALIN GIDDINGS & MAX ARMOUR**

415.531.5033

415.290.6058

*sf*properties.com



Family room designed by Matthew Leverone

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#### **DESCRIPTION OF THE RESIDENCE**

2830 Pacific Avenue is one of the finest Georgian residences in Pacific Heights with its signature Neo-classical ornamentation and red brick. This fully detached home features beautifully proportioned public rooms with walk-out terraces & gardens, ideal for indoor-outdoor living and entertaining, along with a spectacular wrap-around view roof terrace at penthouse level.

Noted architect Nathaniel Blaisdell designed numerous homes in the northern tier of the City along with several commercial buildings in the Union Square area. The property has had only five owners and celebrates its '99th birthday' this year as the splendid Showcase House!

**OFFERED AT \$9,995,000**

#### **ABSTRACT**

- Built in 1910; lot size: 64' x 148'
- Formal living room & dining room, terrace & rose garden
- New breakfast & family rooms
- Spacious kitchen & bar, breakfast terrace
- 5 to 7 bedrooms, 5 full baths, 2 half baths
- Master suite with his & her sitting/dressing rooms
- Study with fireplace
- View penthouse with bath
- 360° view roof garden with custom lighting
- Lower level ballroom/media room, half bath
- Meditation room (formerly Au Pair quarters)
- Wine cellar, customized sports storage & 2 storage rooms
- Oversized laundry room
- Elevator to all 4 levels
- 3 wood-burning fireplaces
- Porte cochere, driveway to courtyard & 3-car s/s garage

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

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Living room designed by Myra Hofer

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### THE MAIN LEVEL

Ascend the wide marble steps to the coffered porch with fanciful architrave supported by a pair of Ionic columns and handsome front door with arched transom and sidelights.

The impressive FOYER is representative of the fine architecture found throughout the home, including tall ceilings, abundant natural light from large picture windows, rich crown molding & corbels, wainscot paneling, beautiful inlay hardwood floors and custom lighting.

Of particular architectural merit is the grand staircase with paneling and imposing tall west windows through which abundant natural light floods the airy two-story space.

The elegant and spacious LIVING ROOM features a marble fireplace and large walls for art. Natural light streams through the bay & transom windows with garden outlook.

The formal DINING ROOM can seat a very large dinner party. French doors open to the sunny landscaped ROSE GARDEN & TERRACE with expansive greenery and climbing ivy—a lovely setting for a delightful lawn party.

The newly installed spacious KITCHEN and BAR is the gourmet cook's delight. The layout functions perfectly for large scale catering. The kitchen surfaces provide a rich contrast of textures and materials. Features include:

- Handsome zinc countertops, Heath tiles, hand-forged bronze and hardwood floors
- Custom tall cabinets, some with glass fronts & ample custom storage



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Kitchen designed by Jennifer Weiss

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- Sub-Zero refrigerator/freezer
- 6 burner Viking stove, grill & double ovens & commercial ventilator
- Miele dishwasher, disposal & microwave oven
- Large butler's pantry with wet bar & desk space

Enjoy alfresco dining on the charming BREAKFAST TERRACE with planter boxes filled with an array of culinary herbs, edible flowers and potted citrus. Separate entrance for easy access for catering.

The secondary staircase off the kitchen accesses the upper and lower levels.

The sunny southeast facing BREAKFAST ROOM is perfect for today's enjoyment close to the happenings around the hearth. The adjoining open FAMILY ROOM is a wonderful large space needed for today's lifestyle and family gathering.

The classic POWDER ROOM features an artisan mosaic tiled floor, custom vanity and contemporary art glass window.

The custom design of the ELEVATOR cabin is a virtual jewel box, reflecting hand-painted scenes of flora and fauna; it serves all four levels.



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The Study designed by John Wheatman & Associates

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## **SECOND LEVEL**

Ascend the grand staircase to the light and airy second floor landing which continues the rich architectural detailing with deep crown molding, corbels, pilasters & wainscots.

The MASTER SUITE overlooking the rear garden contains the tranquil MASTER BEDROOM. Spacious “HIS” and “HER” SITTING/ DRESSING ROOMS adjoin. The newly installed MASTER BATH features marble surrounds, double vanity with fossil limestone countertop, large tub and separate shower.

The sunny south BEDROOM at the front of the house has a marble BATH with vanity and shower. The east young girls BEDROOM has a mosaic tiled BATH with double vanity and shower.

The beautifully proportioned south STUDY with handsome fireplace and walk in storage/cabinetry is an elegant office at home or could be converted back to a BEDROOM with bath access behind the cabinet.

The WRAP CLOSET provides ample shelving and storage for those special gift-wrapping chores. An adorable Puppet room is a small piece of amusement off the landing.





Pent Room designed by Heather Hilliard

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### **THIRD LEVEL**

The light filled PENTHOUSE and contemporary VIEW ROOF GARDEN celebrate the magnificent Bay and City views from all sides. The ever-changing light and colors of the water and sky can be enjoyed from dawn to dusk. The marine activity is a delight to behold with luxury cruise liners, cargo ships and sailboats plying the Bay and beyond the Golden Gate Bridge.

The expansive roof garden provides wonderful areas for dining, lounging and relaxation. A lovely variety of low maintenance, drought tolerant plantings of various heights and colors in attractive beds and pots surround the deck & walkways to provide a delightful garden in the sky with 'a view to live for'.

A designer BATH with shower allows the pent room to serve as overnight guest quarters as well.

### **LOWER LEVEL**

The spacious BALLROOM/MEDIA ROOM enjoys natural light and provides a perfect setting for large family and social gatherings; a half bath adjoins.

For large scale entertaining, the ballroom is conveniently accessed from the porte cochere. The upper levels are accessed via the elevator or secondary staircase (directly into the kitchen).

The tranquil MEDITATION ROOM (bedroom), handy SPORTS ROOM, BATH, WINE CELLAR, utility and ample storage space complete the lower level.

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Entry Hall designed by Nicole Hollis

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**OTHER**

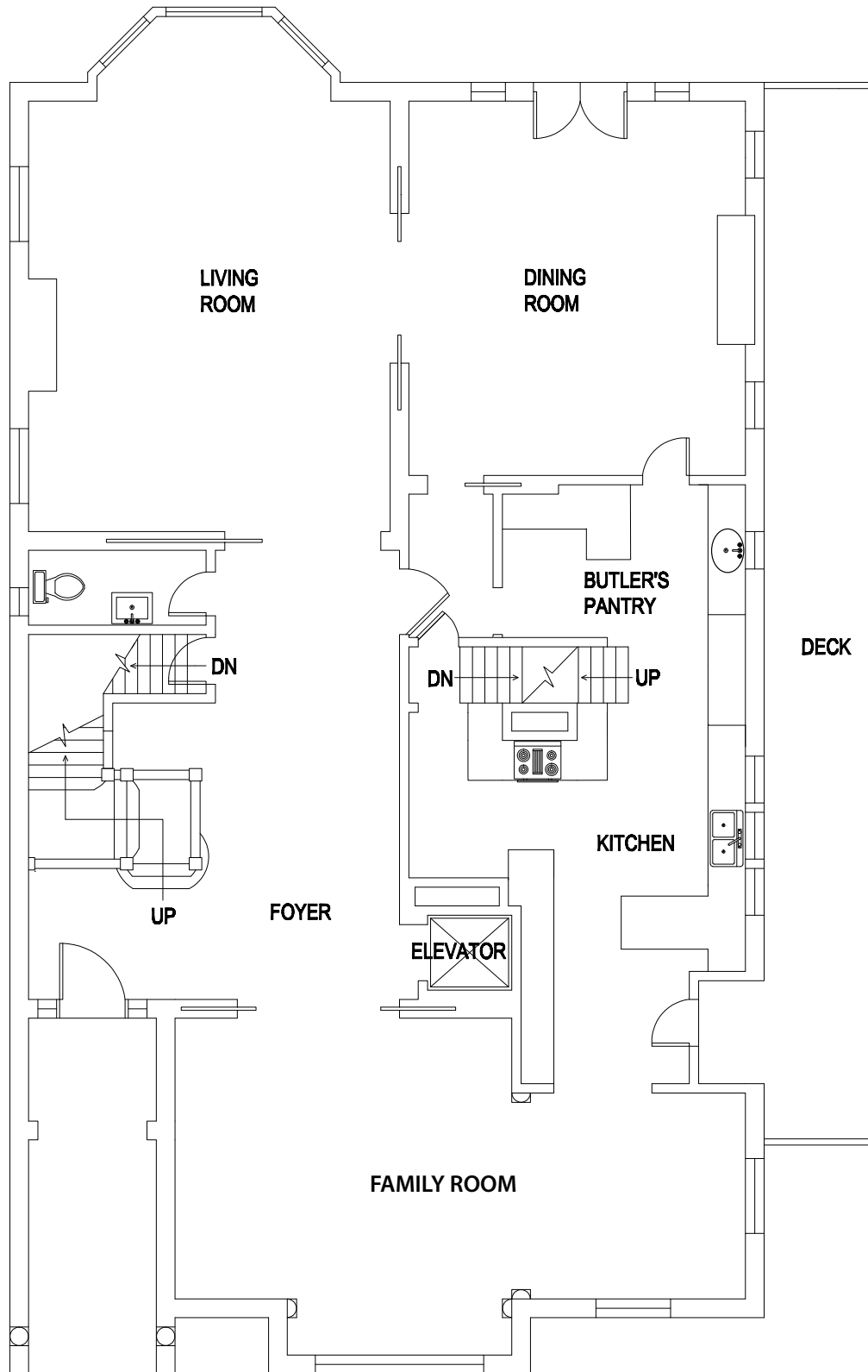
- Oversized lot on flat block at the pinnacle of Pacific Heights
- Free-standing structure with 4 separate entrances for easy circulation
- Separate driveway to garage from Raycliff Terrace
- Access from back garden to garage for workmen and garden storage
- Driveway from Pacific Avenue with parking courtyard in the rear
- Architects rendering available to enclose and create an even larger garage and larger garden on top of the new space (Ask listing agents)
- Alarm system
- Please return to the Decorator Showcase Program Book for a most interesting 'History of the House' along with design details by the participating designers of the Showcase.
- Prospective Buyers are advised to review, prior to any offer, the Property Disclosure Package available on request.
- Excluded from the sale of the real property are fixtures and personal property belonging to the individual Decorator Showcase designers. A price list for specific items may be requested from the individual designers or listing agents.
- Property taxes to be reassessed upon the sale to approximately 1.163% of the purchase price.



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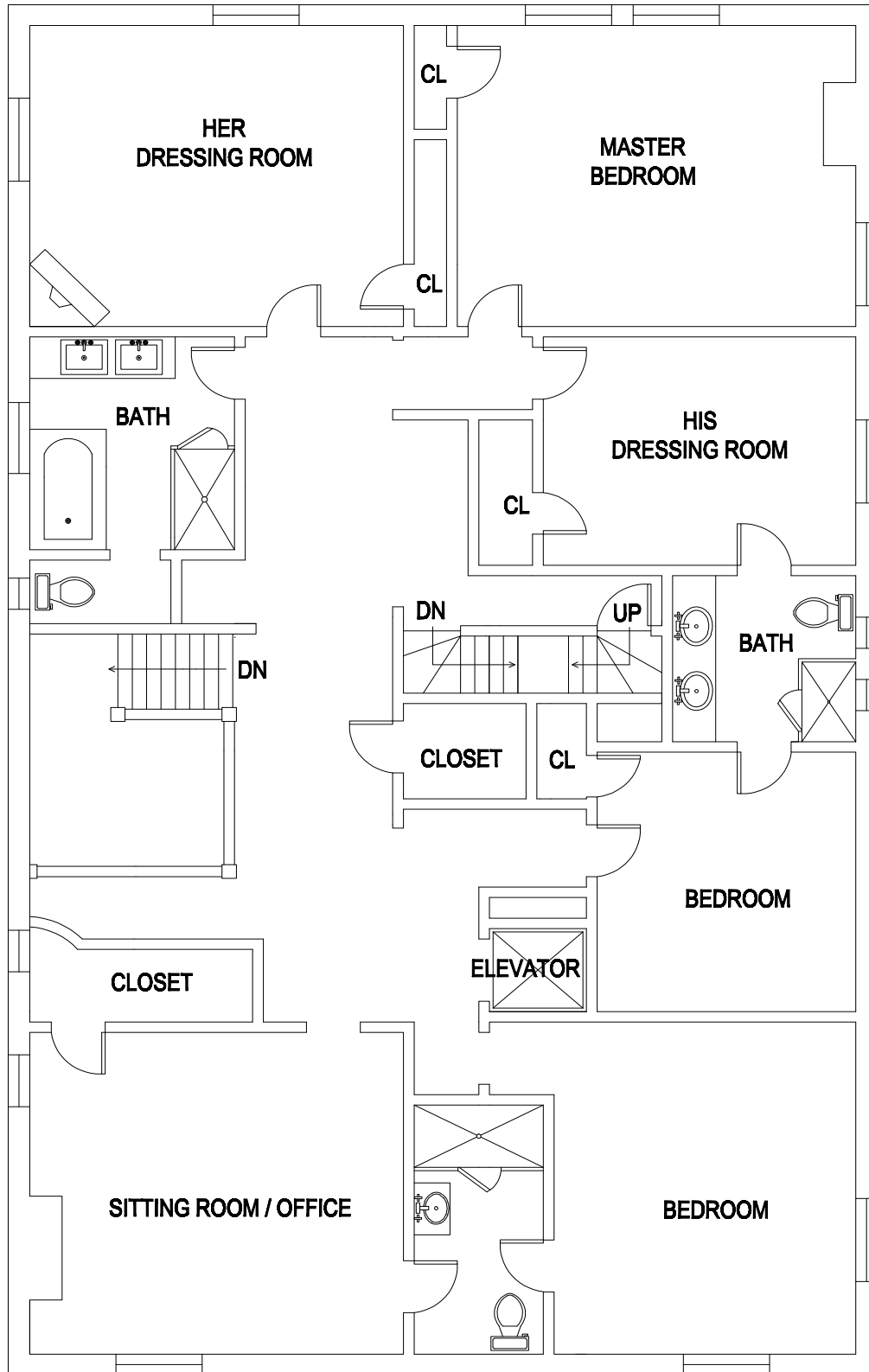
**ENTRY/FIRST LEVEL**



These drawings are approximate and for presentation purposes only.

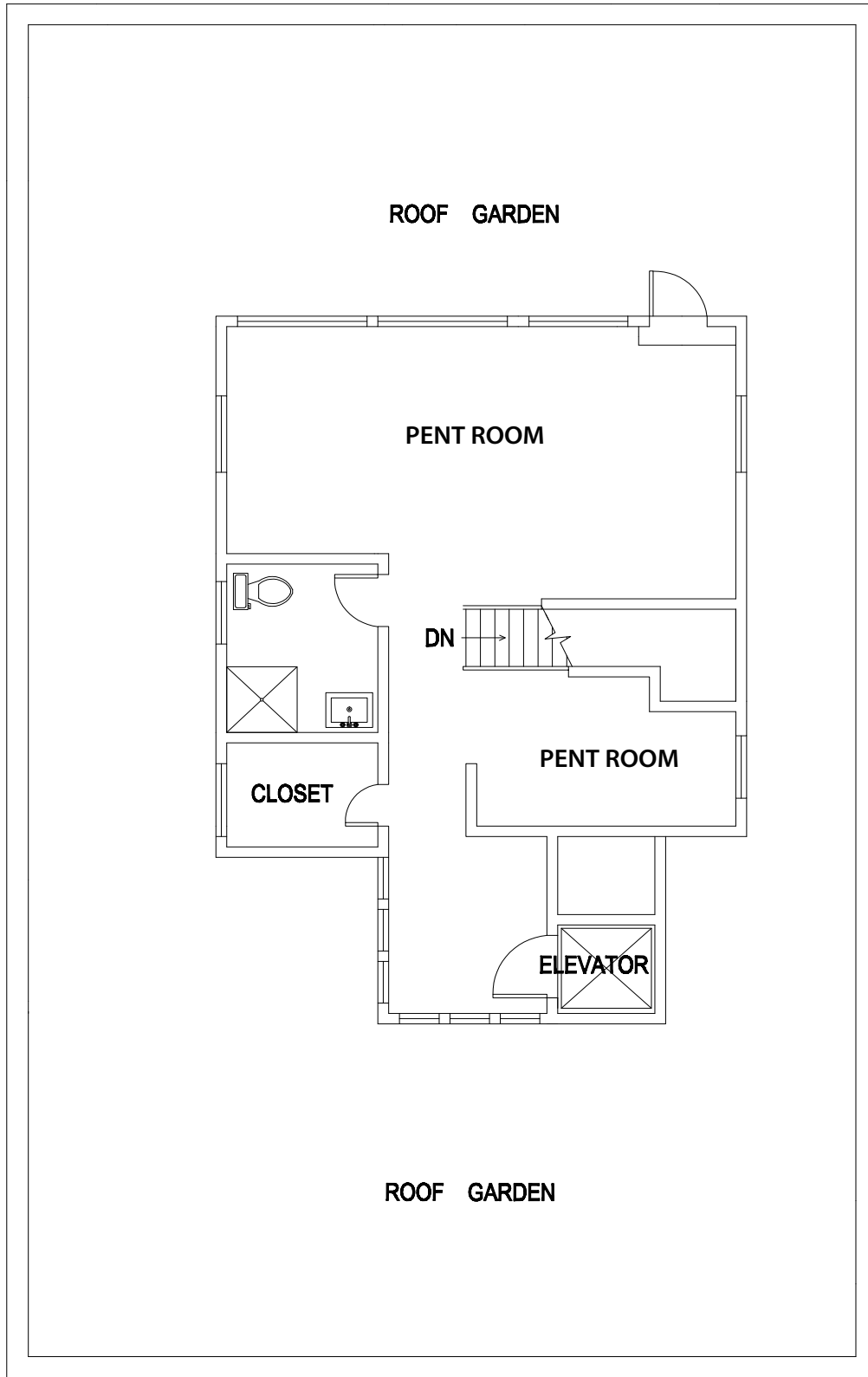


**BEDROOM/SECOND LEVEL**



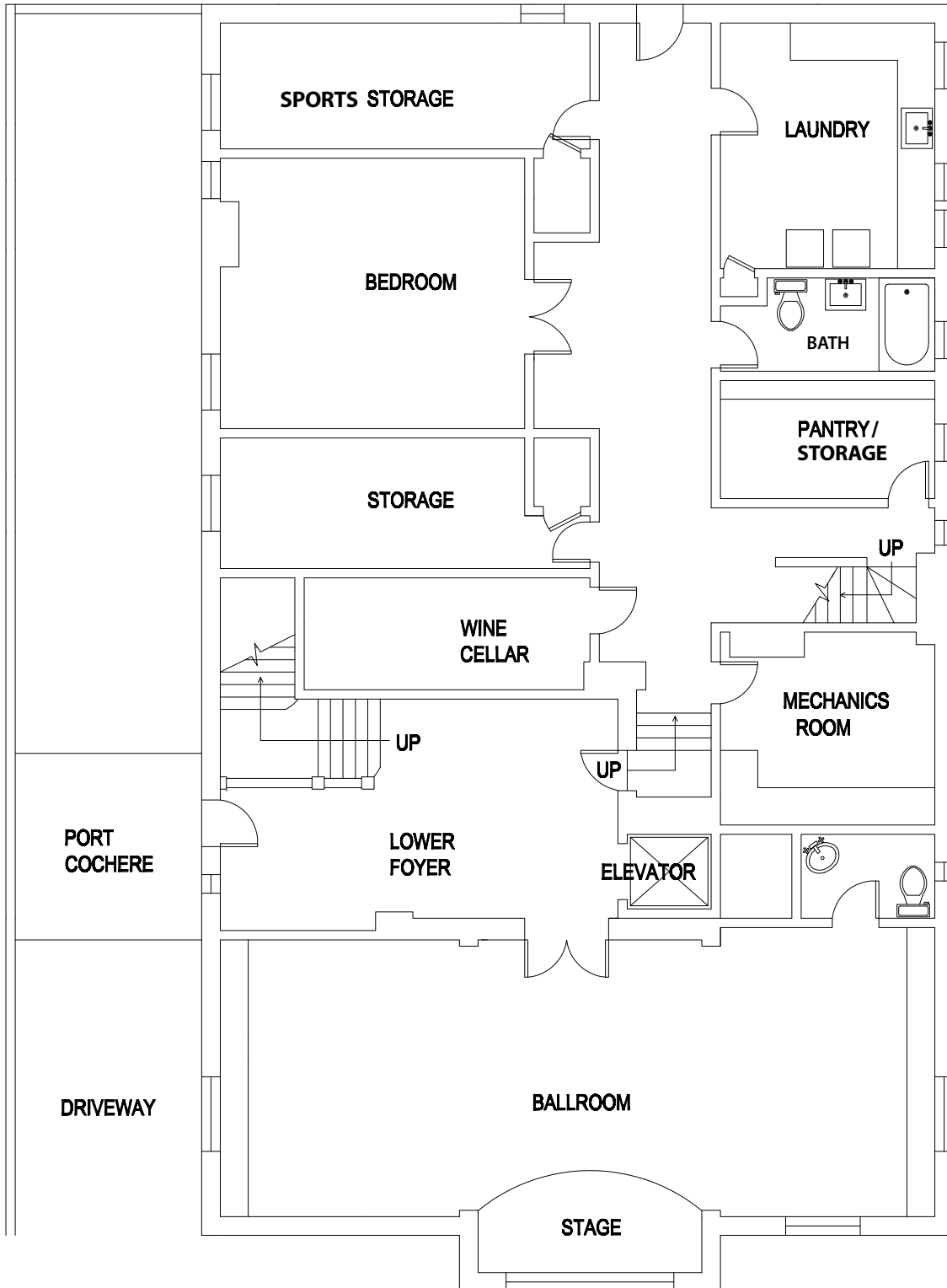
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**PENT/THIRD LEVEL**



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**BALLROOM/LOWER LEVEL**



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Front Entry Garden designed by Christopher Yates; Entry Hall designed by Nicole Hollis



Family room designed by Matthew Leverone; Living room by Myra Hoefler



Kitchen designed by Jennifer Weiss; Living room by Myra Hoefler



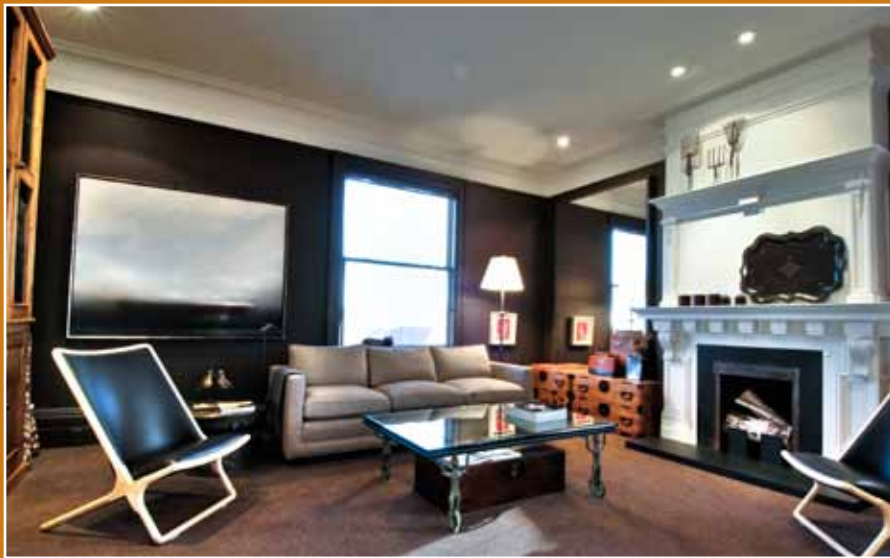




Dining room designed by Orlando Diaz-Azcuy ; Upper Hallway designed by Nicole Hollis



The Study designed by John Wheatman & Associates



Master Bedroom designed by Cecille Starrin; Master Bath by Lindsay Brier







Roof Garden designed by Stephen J. Suzman & Paula Erickson



Pent Room designed by Heather Hilliard

