



FUNCTION & STYLE IN SEA CLIFF

287 28<sup>TH</sup> AVENUE, SAN FRANCISCO

*Presented by:*

**MAXIMILLIAN ARMOUR**

415.290.6058



**MALIN GIDDINGS**

415.531.5033

*Maximillian & Malin*

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287 28<sup>th</sup> Avenue is a completely remodeled Sea Cliff home with an inviting open floor plan and attractive clean lines. This to-the-studs renovation by Architect Mark English in collaboration with tsj Design incorporates thoughtful design and showcases innovative thinking, creating a stylish urban oasis. Sea Cliff is an established and sought after family neighborhood just blocks from Baker Beach, the Presidio and the Golden Gate National Recreation Area as well as convenient to commute routes and highly regarded local schools.

**OFFERED AT \$2,395,000**

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**ABSTRACT**

- Complete recent renovation
- 4 bedrooms & 3.5 bathrooms
- Guest/au pair quarters with a separate entrance
- Living room with wood-burning fireplace
- Formal dining room
- Open kitchen with family room
- Large walk-out patio
- Laundry room
- Garage with interior access
- Front and rear yards



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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## DESCRIPTION OF THE PROPERTY

### MAIN LEVEL

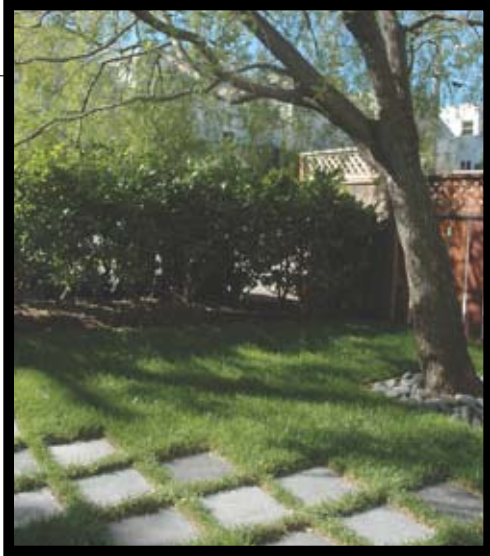
The main level features an open floor plan great for entertaining and easy every day living. The light & bright living room is accentuated by tall ceilings and doors, a wood-burning fireplace and French doors opening to a balcony. The dining room can accommodate a formal setting or be incorporated into day-to-day use.

The kitchen is designed to be the 'heart' of the home, opening to a family room and a large rear patio. The cook's kitchen features large work spaces, top-of-the line Viking appliances, stainless steel countertops, and built-in TV. The extra tall French doors leading to the patio flood the rear of the home with afternoon and evening light.

The patio has outdoor speakers and custom lighting to enhance 'al-fresco' dining and entertaining. There is access to the landscaped garden to and from the kitchen.

### UPPER LEVEL

There are 3 bedrooms and 2.5 bathrooms on the upper level. The east facing Master Suite captures the morning sun and is equipped with a separate music zone, great closet space, and custom window coverings. The newly added Master Bath features imported Italian limestone tile, an Air-Jet Jacuzzi tub and a custom designed vanity. The light & bright family bedrooms adjoin a full bath and



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a half, appointed with stylish Italian travertine and recessed lighting.

The main staircase is flooded by light from a glass skylight.

#### **LOWER LEVEL**

The lower level has both a separate entrance as well as access from the main level. The versatile space can be used as guest/au pair quarters, media, play room or art studio. Improvements include: surround sound, wiring for satellite, cable, DSL & phone service. Recessed lighting and Ralph Lauren carpeting add the finishing touches.

Full bath adjoins laundry area.

Laundry room with sink.

1 car garage with interior access.

#### **CUSTOM FEATURES**

- Raised 8 foot headers
- Recessed lighting throughout
- Wired sound with independent volume controls throughout
- Wired for Satellite, cable, DSL and phone throughout
- Solar panels on roof
- Hardwood floors
- Mostly new doors
- New systems



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**NOT INCLUDED IN THE SALE**

- Red Cross medicine cabinet
- Stereo components

**OTHER**

- 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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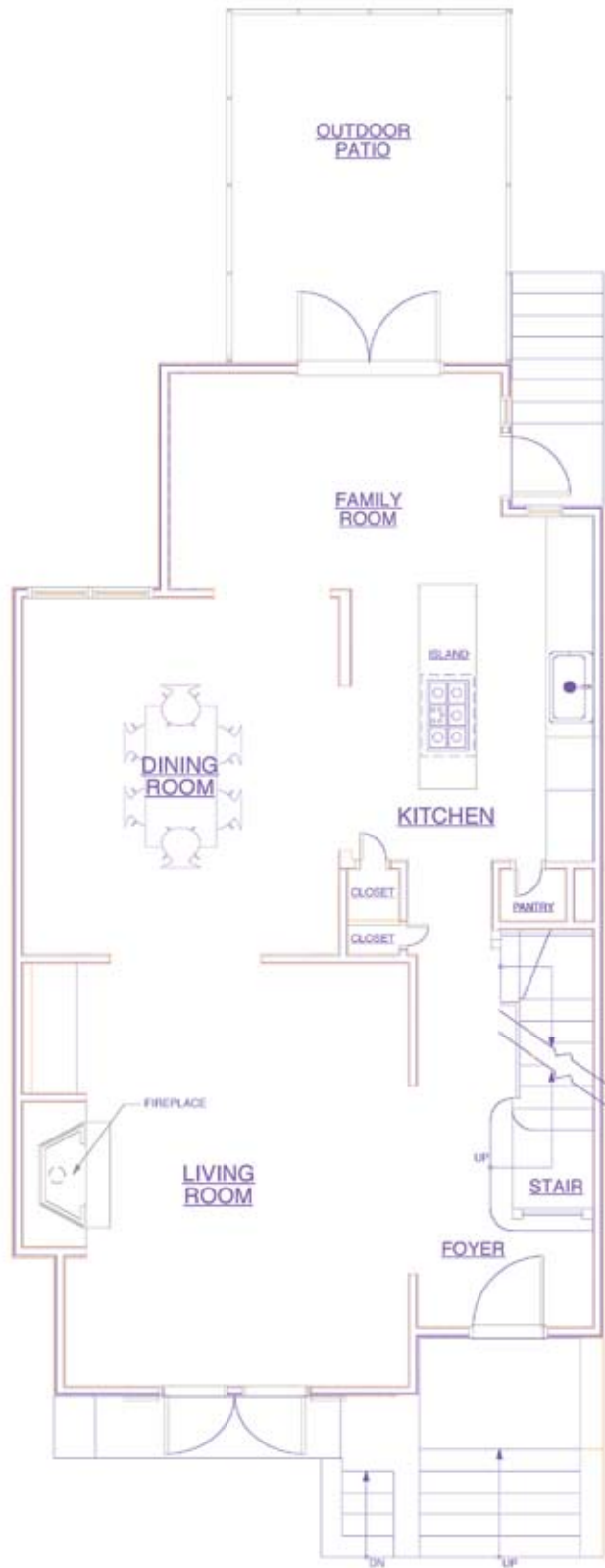
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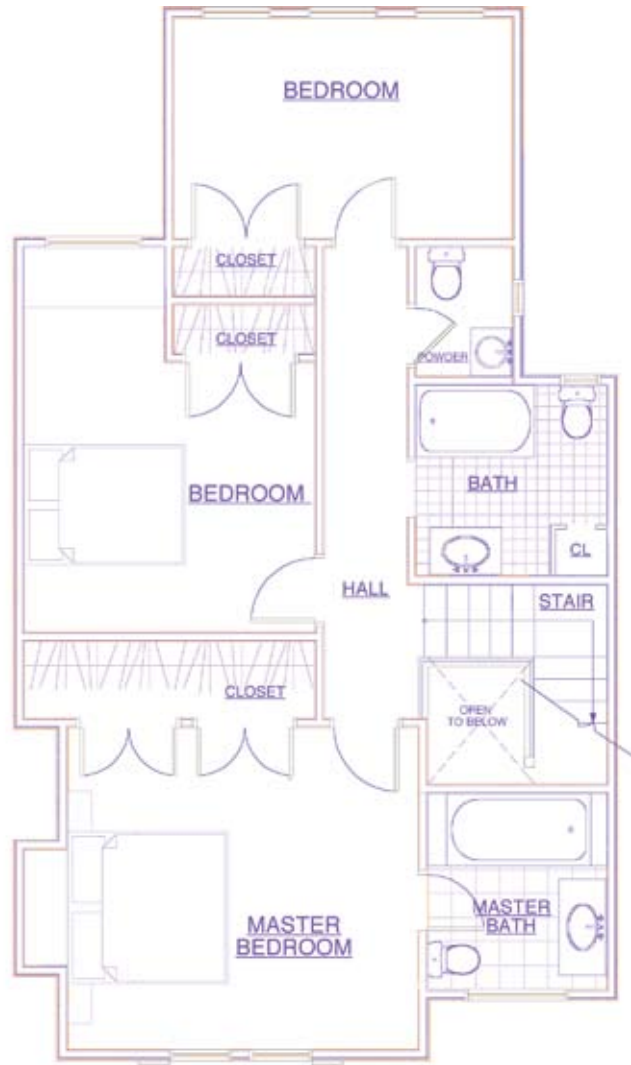


**MAIN LEVEL**





UPPER LEVEL



**LOWER LEVEL**

