

2939
VALLEJO
STREET

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2939 Vallejo Street

PACIFIC HEIGHTS RESIDENCE
Exceptional Villa in quiet garden setting

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Overview:

Offered at \$8,500,000

The stately residence is located in the finest location on the quiet Vallejo Street cul-de-sac. The unusually wide parcel gives rise to the impressive façade as well as enjoyment of the lush landscaped garden accessible from all the public rooms on the main level for indoor/outdoor entertaining and visual enjoyment.

ABSTRACT

- Built in 1935
- 4 bedrooms including the master suite with sitting room
- 5.5 deluxe baths
- Living room with fireplace & formal dining room
- Spacious custom kitchen with breakfast & office areas
- Family room in garden setting
- Walk-out to terrace and garden from ALL the 1st floor entertaining rooms
- Au pair room with bath
- Sauna, laundry & utility rooms
- 2 car side-by-side garage
- Parcel: 6,000 sq ft (80' x 75') per tax records



- Rare offering of the expansive buildable east garden parcel (2921 Vallejo St.) offered separately at \$2,250,000
- Parcel: 4,007.5 sq ft (57.25' x 70') per tax records

Main Level:

The inviting Center Hall introduces the elegant architecture characteristic of the public rooms with high ceilings, tall doorways, deep crown picture moldings and beautiful hardwood floors.

Abundant natural light filters through paned windows and multiple pairs of French doors of the well-proportioned LIVING ROOM with marble fireplace. The formal DINING ROOM seats a large dinner party and the central SITTING ROOM opens with French doors to the south facing expansive terrace.

The spacious open KITCHEN is the vibrant heart of the house with generous spaces for today's informal style of cooking and gatherings. The sunny breakfast area/FAMILYROOM with a fireplace opens to the patio; the convenient AT-HOME OFFICE AREA with built-ins adjoins.

The carefully laid-out custom and spacious kitchen features:

- Custom cabinets, some with glass fronts, and ample storage
- Ample tiled counters and work island
- Sub-Zero refrigerator/freezer
- Thermador professional 4-burner cook top with grill & griddle
- Thermador double ovens, plate warmer & microwave oven
- Commercial ventilator & double dishwashers
- Separate baking kitchen

The Powder Room and guest closet are located off the center hall.







Upper Level:

Ascend the gracious staircase with central skylight to the bedroom level where several rooms enjoy filtered views of the Bay and Palace of Fine Arts.

The layout of the bedrooms is readily flexible according to the household's needs.

The private MASTER SUITE features the BEDROOM & SITTING ROOM, HIS & HER BATHROOMS with tub and/or shower and ample wardrobe storage. The suite takes in the cityscape and Bay beyond the east garden parcel.

Two additional BEDROOMS & BATHS and handsome LIBRARY or additional bedroom with fireplace & wainscot paneling complete this level.





Garden Level: _____

This level contains the AU PAIR ROOM & BATH, SAUNA, laundry & utility rooms and 2 car side-by-side GARAGE with inside access. Storage in abundance.



Garden Parcel: _____

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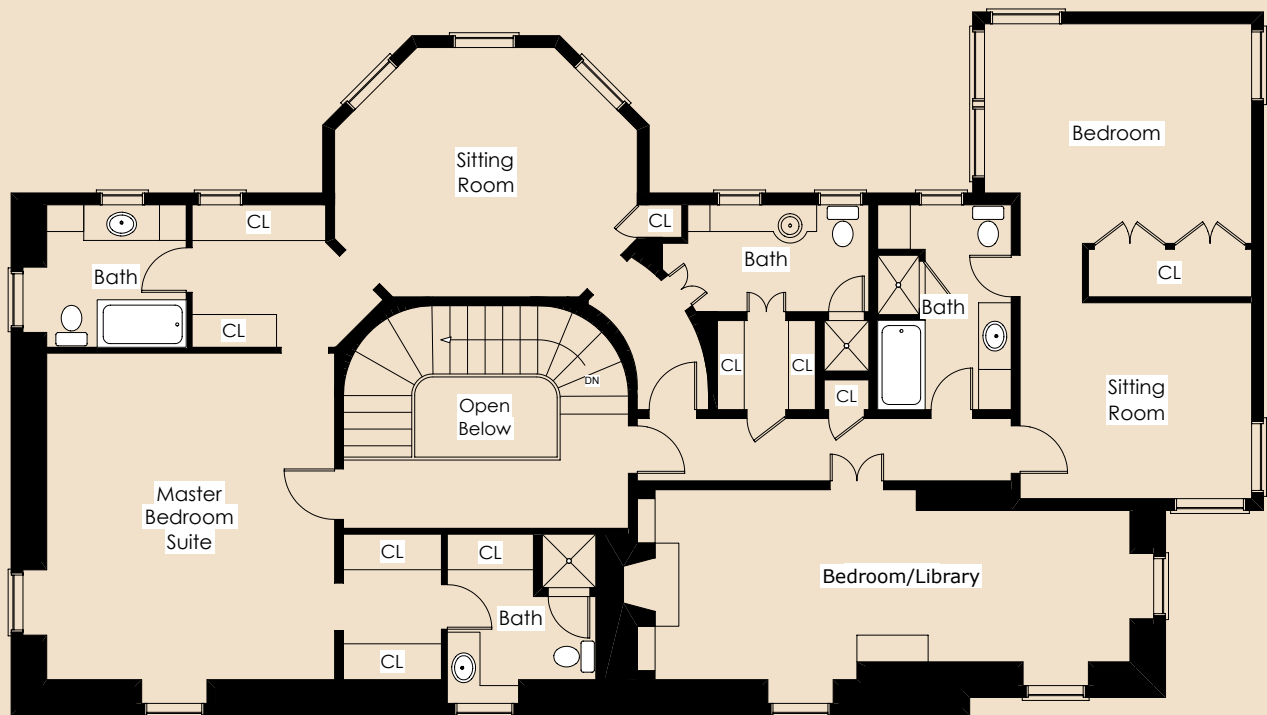
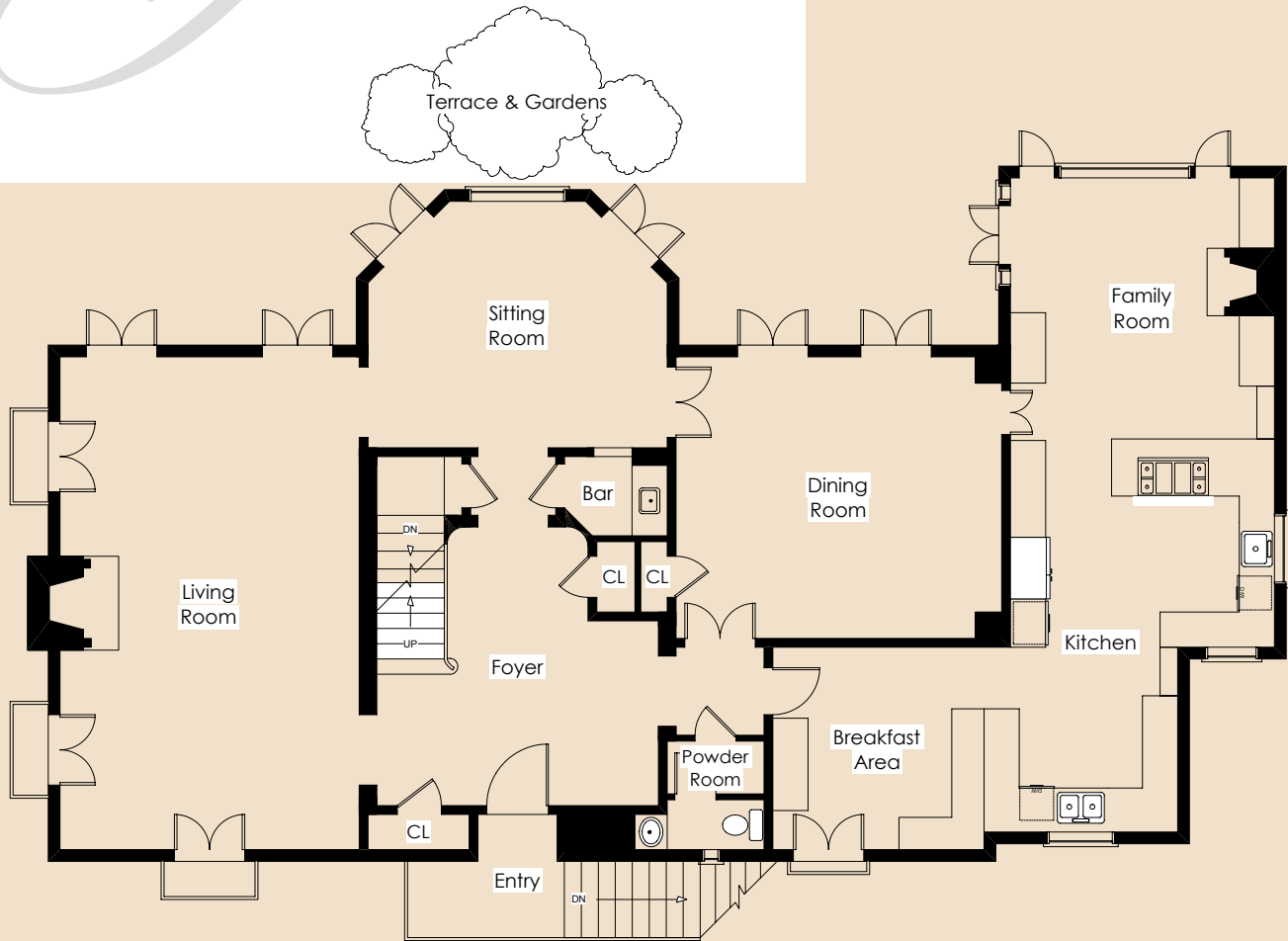


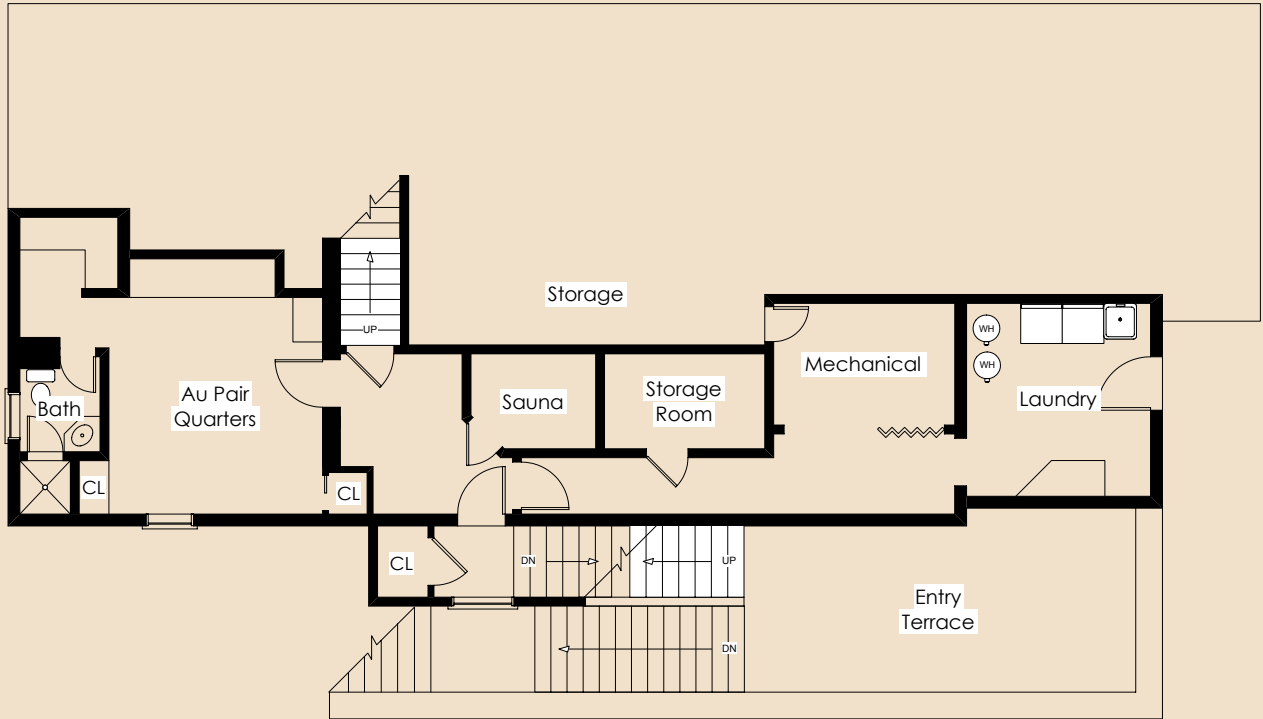
Other: _____

- Taxes will be reassessed upon the sale to approximately 1.164% of the purchase price.
- Prospective Buyers are advised to review, prior to any offer, the Property Disclosure Package available on request.

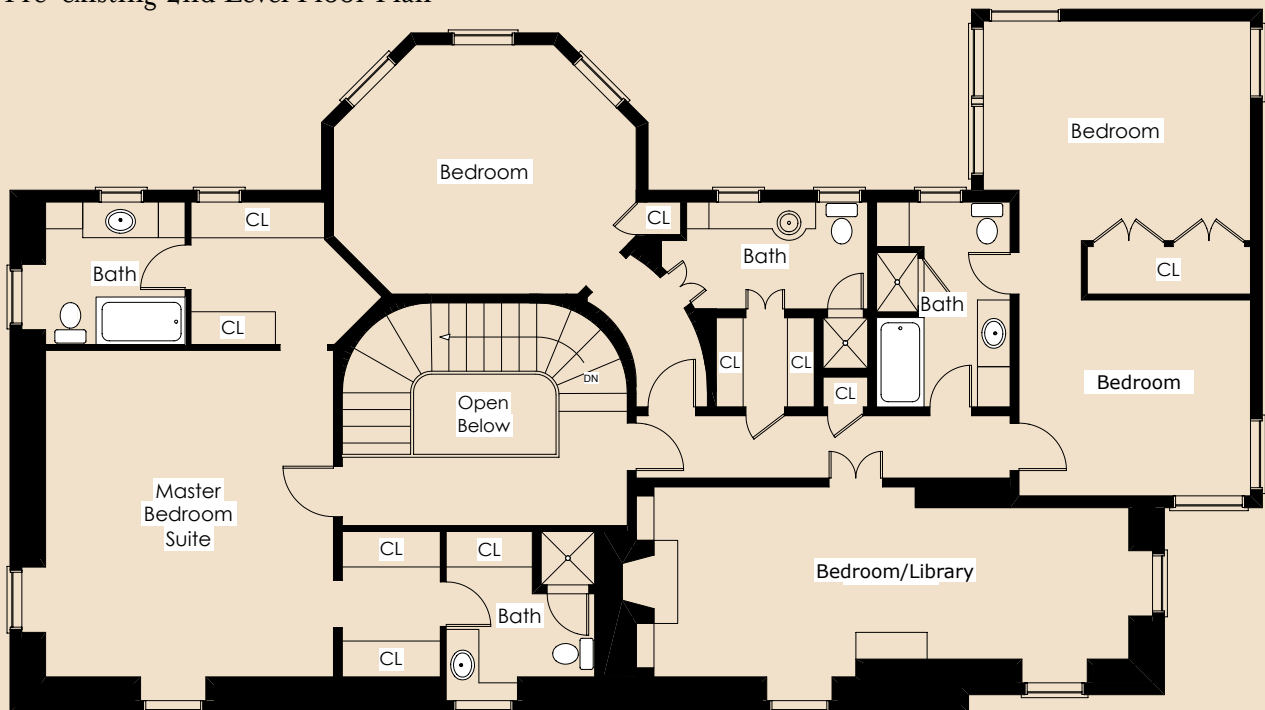


Floor Plans:





Pre-existing 2nd Level Floor Plan









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