

PACIFIC HEIGHTS RESIDENCE

ARCHITECT: JOSEPH ESHERICK

3074 PACIFIC AVENUE SAN FRANCISCO



Presented by:

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OVERVIEW



DESCRIPTION OF THE PROPERTY

Renowned architect Joseph Esherick's desire to have his buildings reflect and merge with nature is richly apparent in this light & bright home with center courtyard entry, private landscaped south garden & north patio—all awash with sunlight throughout the day. The floor plan is especially conducive to tranquil, comfortable living indoors and out. The home is in impeccable, move-in condition with refinished hardwood floors, custom wall & window treatments and finest fixtures and accessories.

OFFERED AT \$4,500,000

ABSTRACT

- Built in 1952, major remodel 2005
- 2 stories with split levels
- 3 bedrooms & 2.5 baths—including two master suites
- Gourmet kitchen & family/media room
- Center courtyard
- South garden, north patio
- 2 car side-by-side garage
- Lot size 37.9' x 105'

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MAIN LEVEL



- Courtyard Entry with lush landscaping
- Dramatic 2-story foyer entry with double guest closets
- Impressive yet intimate GREAT ROOM for gracious entertaining; Donghia reed cloth wallpaper, black marble fireplace & built-in cabinets
- Tall sliding doors open to the enchanting SOUTH GARDEN awash in sunlight for alfresco dining & entertaining
- Spacious, fully equipped KITCHEN & butler's pantry with four skylights & courtyard outlook
- Open FAMILY/MEDIA ROOM opens to the landscaped PATIO with planter boxes of rose bushes, ivy and color blooms
- POWDER ROOM & kitchen pantry off the foyer
- Inside access from the 2-car side-by-side GARAGE

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SECOND LEVEL



- Ascend the staircase and galleria with glass banisters overlooking the courtyard to the bedrooms on split levels
- Spacious south MASTER SUITE with luxurious BATH features marble surround, double vanity, separate tub & shower and custom dressing room
- Guest BEDROOM with built-in closets, bureau & shelves
- Spacious north MASTER SUITE with deluxe BATH & sunny, private LOGGIA
- Laundry conveniently located on bedroom level



OTHER



- Partial basement houses 2 furnaces & 75 gallon water heater
- 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







