



**PRESIDIO HEIGHTS**

**GRAND RESIDENCE "ON THE WALL"**

**3355 PACIFIC AVENUE, SAN FRANCISCO**

*Presented by:*

**MALIN GIDDINGS & MAX ARMOUR**

415.531.5033

415.290.6058



*sf*properties.com



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

*Here Today, San Francisco's Architectural Heritage* best describes the allure of the immediate two blocks within which 3355 Pacific Avenue is situated:

“On the wall,” the low wall bounding the southern edge of the Presidio between Presidio Avenue and Arguello Boulevard is one of the proudest addresses in San Francisco. The 3200 and 3300 blocks on Pacific Avenue are of particular interest, as they are largely built up with brown-shingled houses of timeless elegance and simplicity. The warmth of these houses overlooking the cypress-wooded Presidio seems almost invariably to impress the visitor with the idea of an informal yet dignified way of life....”

A pair of handsome wrought iron gates welcomes guests through the vaulted arcade with brick pavers and steps up to a most unexpected and delightful sunny COURTYARD GARDEN bound by formal boxwood hedges, evergreens, colorful rose, azalea & trumpet bushes, and seasonal blooms. The south garden lies beyond.

**OFFERED AT \$8,900,000**

#### **ABSTRACT**

- Built in 1926
- Courtyard entrance
- Formal living & dining rooms
- 6 bedrooms, 7-3/4 baths
- Library, family room
- Exercise room, staff quarters, laundry
- Elevator, wine cellar, ample storage
- South patio & garden
- 2 car side-by-side garage
- Lot size: exceptional 60' frontage x 127.687' depth



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### THE MAIN LEVEL

Brick steps lead to the paneled vestibule with a carved wooden door. The grand FOYER features decorative medallion inlay on the ceiling and beautiful hardwood floors, found throughout the house.

The public rooms are gracious in size and ideal for entertaining.

The expansive LIVING ROOM features a marble fireplace with wood mantle, large bay window with views of the verdant Presidio landscape and the towers of the Golden Gate Bridge in the distance. A large picture window overlooks the courtyard garden.

The formal DINING ROOM can seat a large dinner party. It features decorative plaster border work on the ceiling and wainscots.

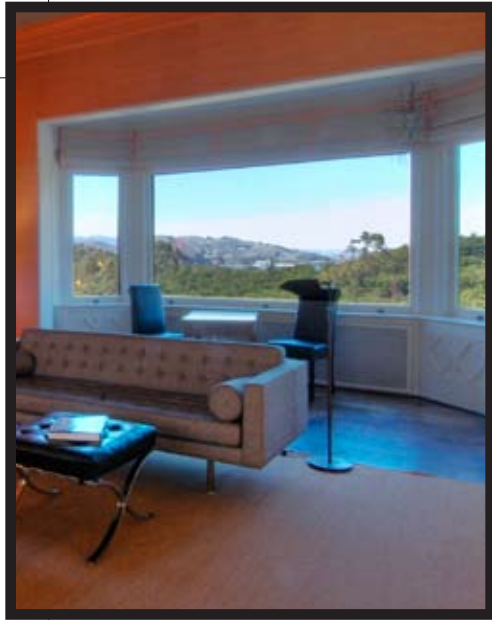
The spacious KITCHEN with breakfast room and butler's pantry is conveniently accessible from the garage and tradesman's entrance.

The sunny and spacious FAMILY ROOM looks out to the south PATIO with cypress planters.

A guest BEDROOM & BATH adjoins.

The POWDER ROOM and guest closets off the foyer, along with the elevator and secondary staircase complete this level.





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#### **SECOND LEVEL**

The handsome staircase with triptych leaded glass windows leads to the light filled landing.

The impressive LIBRARY may be more appropriately described as the Great Room of the house. It's voluminous space features a marble fireplace, deep crown molding, massive built-in bookcase along one wall and ample built-in cabinet storage. A large bay window looks out to the Presidio greenery, bridge towers and the sparkling Bay in the distance. A large south facing picture window looks over the courtyard.

The serene and airy MASTER SUITE with north views features a coved ceiling and picture moldings. The MASTER BATH has an adjoining DRESSING ROOM.

Three additional light-filled BEDROOMS, each with their own BATHS, enjoy the south garden outlook and cityscape of the neighborhood.



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

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**LOWER LEVEL**

This level can be accessed via the elevator or secondary staircase. It contains the STAFF BEDROOM & BATH, EXERCISE ROOM, large LAUNDRY ROOM with washer & dryer and three laundry tubs, WINE CELLAR, UTILITY ROOM, large STOREROOM and additional storage closets.

The spacious TWO-CAR SIDE-BY-SIDE GARAGE enjoys inside access.

A tradesman's entrance runs along the east side of the house to the rear garden.

The focal point of the private south PATIO/GARDEN is the picturesque willow tree and an expansive lawn surrounded by evergreens, perennials, beautiful rose bushes and seasonal blooms.

**OTHER**

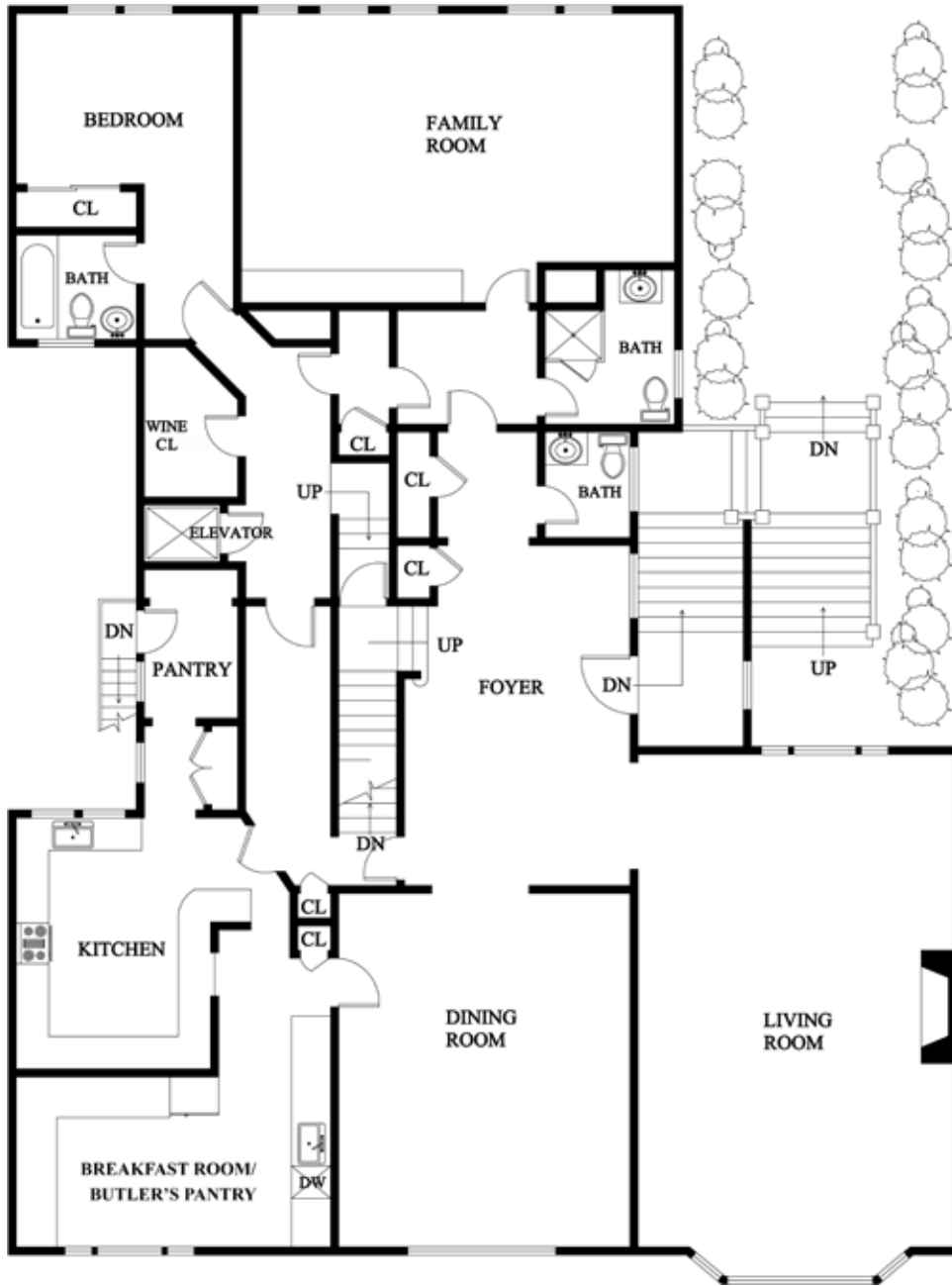
- Taxes will be reassessed upon the sale to approximately 1.163% of the purchase price.
- Prospective Buyers are advised to review, prior to any offer, the Property Disclosure Package available on request.
- The sculpture in the garden is excluded from the sale.



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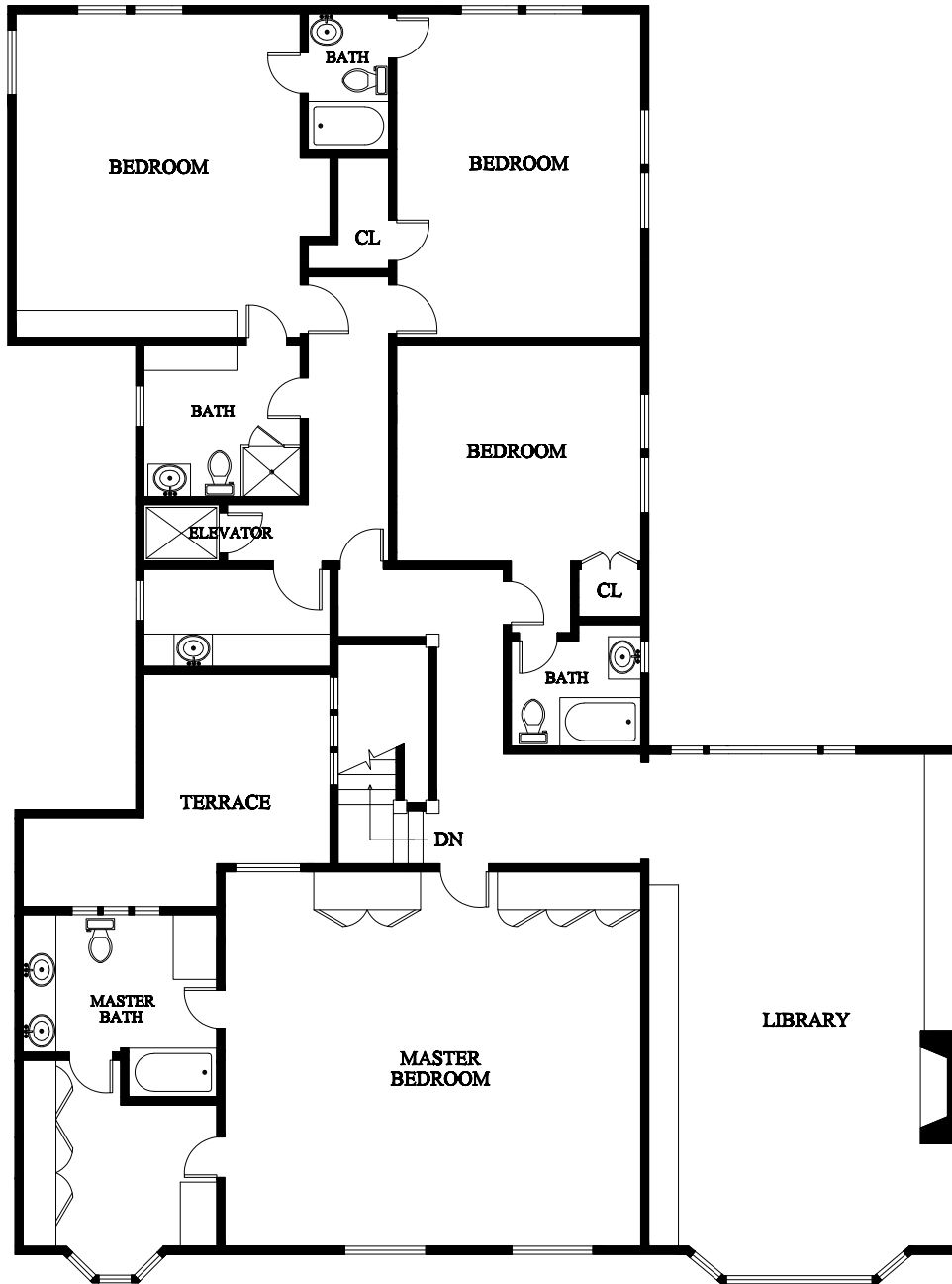
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FLOOR PLAN  
MAIN LEVEL



**FLOOR PLAN**

**UPPER LEVEL**



**FLOOR PLAN**  
**LOWER LEVEL**

