



PRESIDIO HEIGHTS

DELIGHTFUL COXHEAD HOME

3647 WASHINGTON STREET, SAN FRANCISCO

Presented by:



MALIN GIDDINGS

415.531.5033

MAXIMILLIAN ARMOUR

415.290.6058





**3647 WASHINGTON,
SAN FRANCISCO**

Presented by:

MALIN GIDDINGS

415.531.5033

MAXIMILLIAN ARMOUR

415.290.6058

This classic shingled home, with a sunny south walk-out garden and modern elevator, was designed at the turn of the last century by renowned architect Ernest Albert Coxhead. It rises four stories above the pretty tree-lined Washington Street on a block with some of the most beautiful homes in prestigious Presidio Heights.

The signature ivy-covered brick archway at street level is topped with three tiers of white framed windows ending at the peaked roofline. Brick steps lead to the handsome entrance featuring an ornate entablature over the front door with sidelights. A gated walkway gives access to the terrace and garden.

OFFERED AT \$3,595,000

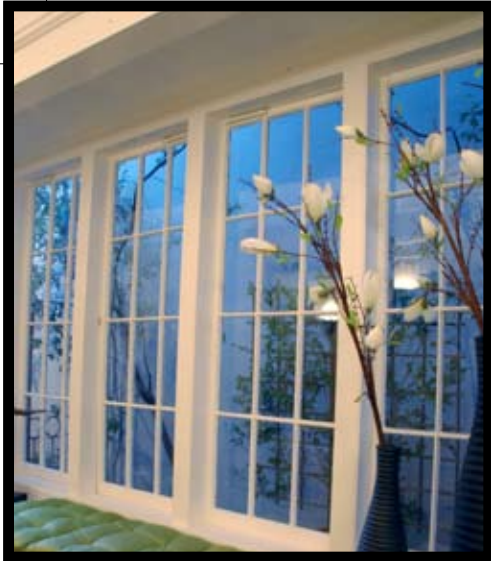
ABSTRACT

- Built in 1903
- 5 bedrooms, 4.5 baths
- Living room
- Family/dining room
- Spacious kitchen with breakfast alcove
- At-home office & game room
- 3 fireplaces
- Terrace & south walk-out garden
- Garage with elevator access
- Lot size: tax record indicates 3,828 sq ft, 30' x 127.688'



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.



3647 WASHINGTON,
SAN FRANCISCO

Presented by:

MALIN GIDDINGS

415.531.5033

MAXIMILLIAN ARMOUR

415.290.6058

THE FLOOR PLAN

Enter the light infused, long FOYER GALLERY, a perfect backdrop of white enameled paneling for an art collection and built-in window seating in the wide French paned window. Beautifully refinished floors are introduced here and throughout the house.

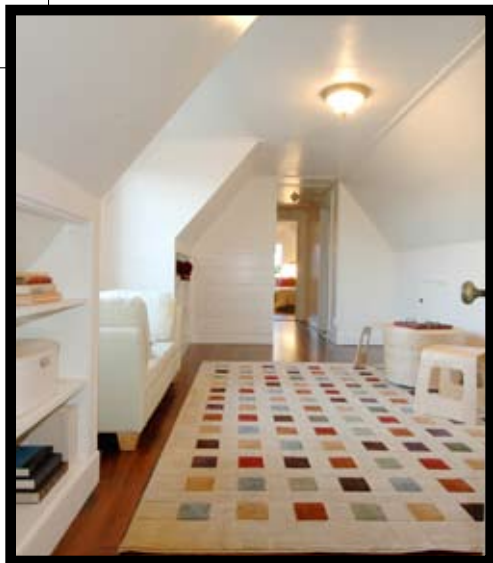
The classic LIVING ROOM features a wood mantle with marble surround, boxed-beam ceiling, built-in bookcase and window seating in front of four sets of paned picture windows with outlook to the pretty tree-lined street.

The spacious FAMILY/DINING ROOM opens to the sunny TERRACE & GARDEN for delightful easy flow indoors and out. Flower boxes are filled with colorful blooms; large camellia bushes, other greens and fruit trees add height and texture.

A BREAKFAST ALCOVE adjoins the spacious KITCHEN.

There is also a POWDER ROOM, guest closet & elevator access.





3647 WASHINGTON,
SAN FRANCISCO

Presented by:

MALIN GIDDINGS

415.531.5033

MAXIMILLIAN ARMOUR

415.290.6058

SECOND LEVEL

Ascend the handsome staircase with carved wood banister and paned windows to the 2nd floor landing with built-in bookcases.

The MASTER BEDROOM with fireplace looks onto the lovely homes across the way and beyond to the Bay. The MASTER BATH with shower and large walk-in closet adjoins.

The middle BEDROOM/OFFICE has a large skylight and an elevator stop. Two very spacious and sunny BEDROOMS look over the garden. Two additional BATHS complete this level.

THIRD LEVEL

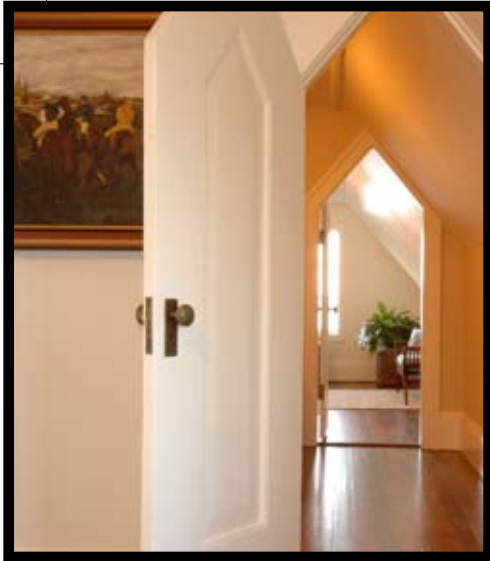
A gabled ceiling runs the length of the top floor with built-in bookcases in the landing area. This level includes:

- Front STUDY with views of the Golden Gate Bridge through elegant rooftops of large homes across the street
- SITTING ROOM with recessed storage, and
- Sunny, south BEDROOM with garden outlook and BATH with tub.



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.



LOWER LEVEL

- Large GAME ROOM with brick fireplace
- Full basement housing the laundry area, house mechanics, utilities and ample storage

STREET LEVEL

GARAGE with ELEVATOR access.

**3647 WASHINGTON,
SAN FRANCISCO**

Presented by:

MALIN GIDDINGS

415.531.5033

MAXIMILLIAN ARMOUR

415.290.6058

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 Property Disclosure Package available on request.

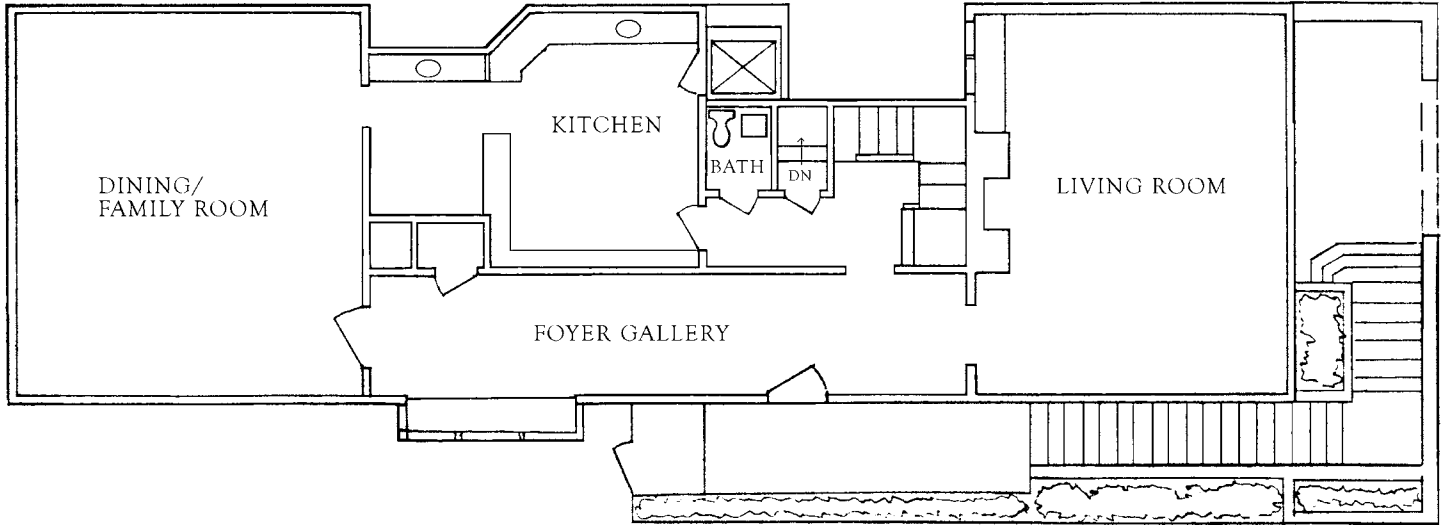


TRI Coldwell Banker, 1699 Van Ness Avenue, San Francisco, CA 94109 415.229.1211 Fax 415.563.3198

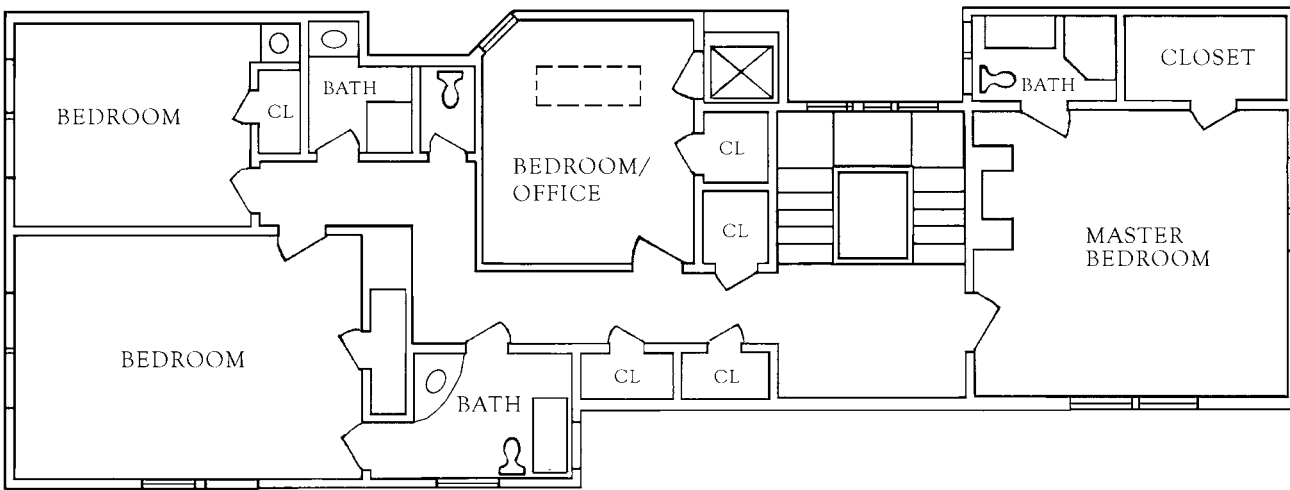
Coldwell Banker believes this information to be correct but has not verified this information and assumes no legal responsibility for its accuracy. Buyers should investigate these issues to their own satisfaction. Independently Owned and Operated by NRT Inc.

FLOOR PLAN

MAIN LEVEL



SECOND LEVEL

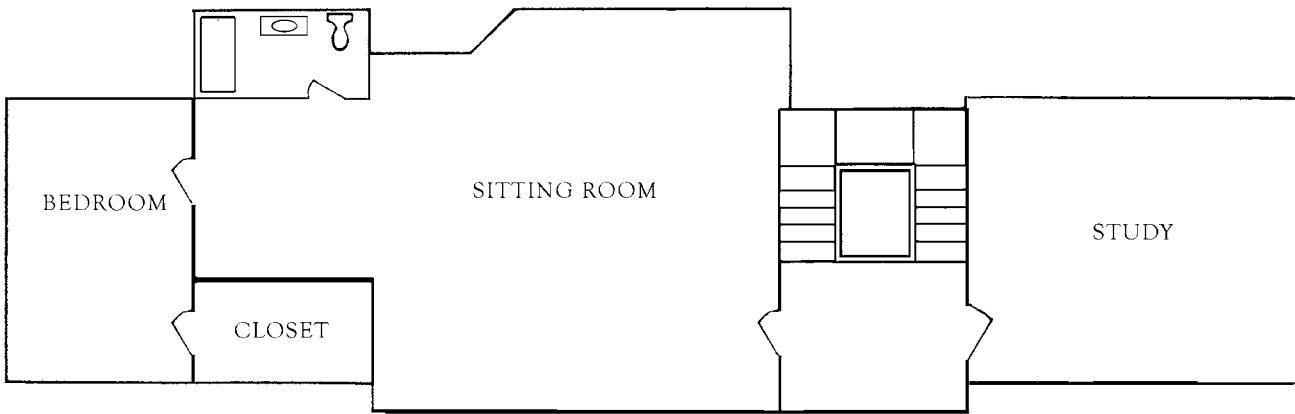


Floor plans are for presentation purposes only.

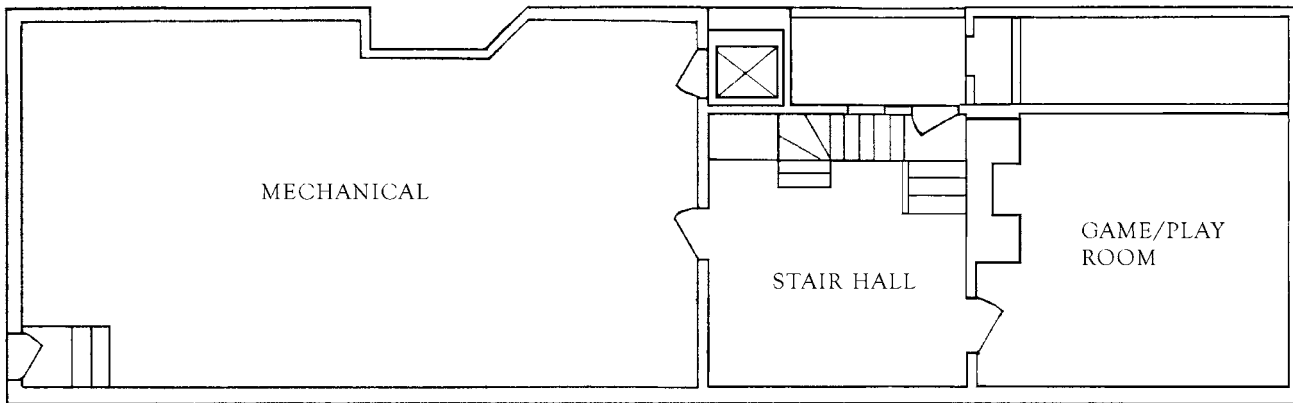


FLOOR PLAN

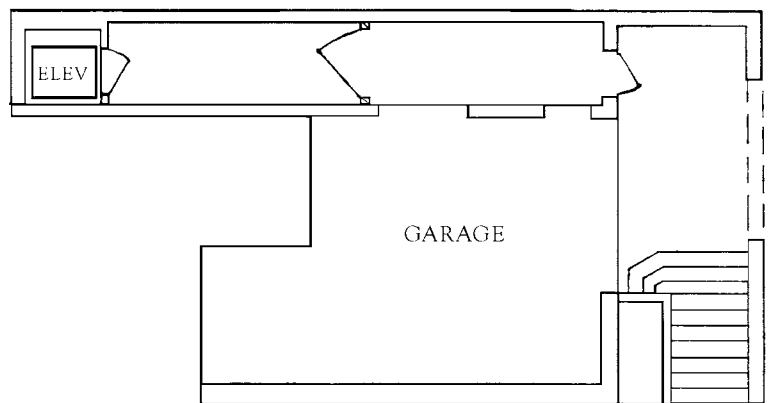
THIRD LEVEL



LOWER LEVEL



GARAGE LEVEL



Floor plans are for presentation purposes only.





