

# 115

SEA CLIFF AVENUE

Proudly presented by:

**MALIN GIDDINGS**

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115 Sea Cliff Avenue

## SEA CLIFF

Wonderful Family Home with Golden Gate Bridge & Bay Views

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## OVERVIEW:

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Offered at \$3,195,000

Sea Cliff is one of the most coveted family home neighborhoods in San Francisco and 115 Sea Cliff Avenue is situated on one of the best blocks. With Baker Beach, China Beach, Land's End and the Presidio all within walking distance, this exceptional location provides endless opportunities to enjoy some of the City's most picturesque settings and vistas. This tastefully done family home provides a warm, comforting atmosphere with elegant entertaining spaces.

## ABSTRACT

- 5 bedrooms, 3.5 remodeled baths
- Living room with large bay picture window
- Formal dining room
- Light and airy open kitchen/breakfast area/family room
- Adjoining trellised east patio
- Golden Gate Bridge views from master bedroom with deluxe master bath
- Two sunny bedrooms and bath
- Entry level guest bedroom, bath and au pair bedroom
- Wine storage, laundry room and ample storage
- 2-car side-by-side garage with inside access

## MAIN LEVEL:

This fine family home with landscaped front garden is situated on a pretty tree-lined street in desirable Sea Cliff.

Natural light filters through glass blocks of the limestone ENTRY HALL and main staircase to the main level.

The light and airy landing introduces arched openings to the public rooms with parquet and hardwood floors throughout.

The gracious step-down Living Room features a tall ceiling with crown molding, wood burning fireplace and side-by-side niches for art. The focus of the room is the wide bay window with outlooks to the beautiful homes across the way and peek-a-boo views of the Golden Gate Bridge towers.

The formal Dining Room comfortably seats an elegant dinner party.

The thoughtfully remodeled Kitchen/Breakfast Room and open Family Room is the heart of the house. The light and airy space opens to the trellised east Patio, perfect for outdoor dining and relaxation.

The fully equipped Kitchen features:

- Custom cabinets
- Granite counters & island
- GE Monogram refrigerator/freezer
- Thermador 6 burner gas stove, ventilator & dishwasher
- GE microwave oven

The garage is conveniently located directly behind the kitchen which offers direct access for unloading children and groceries.

The Powder Room, guest closet and additional storage complete this level.





### BEDROOM LEVEL:

The spacious Master Bedroom with wide bay window looks out to the Golden Gate Bridge, Bay & Headlands.

The Master Bath with marble surround features double vanities, Jacuzzi tub, glass enclosed shower and skylight.

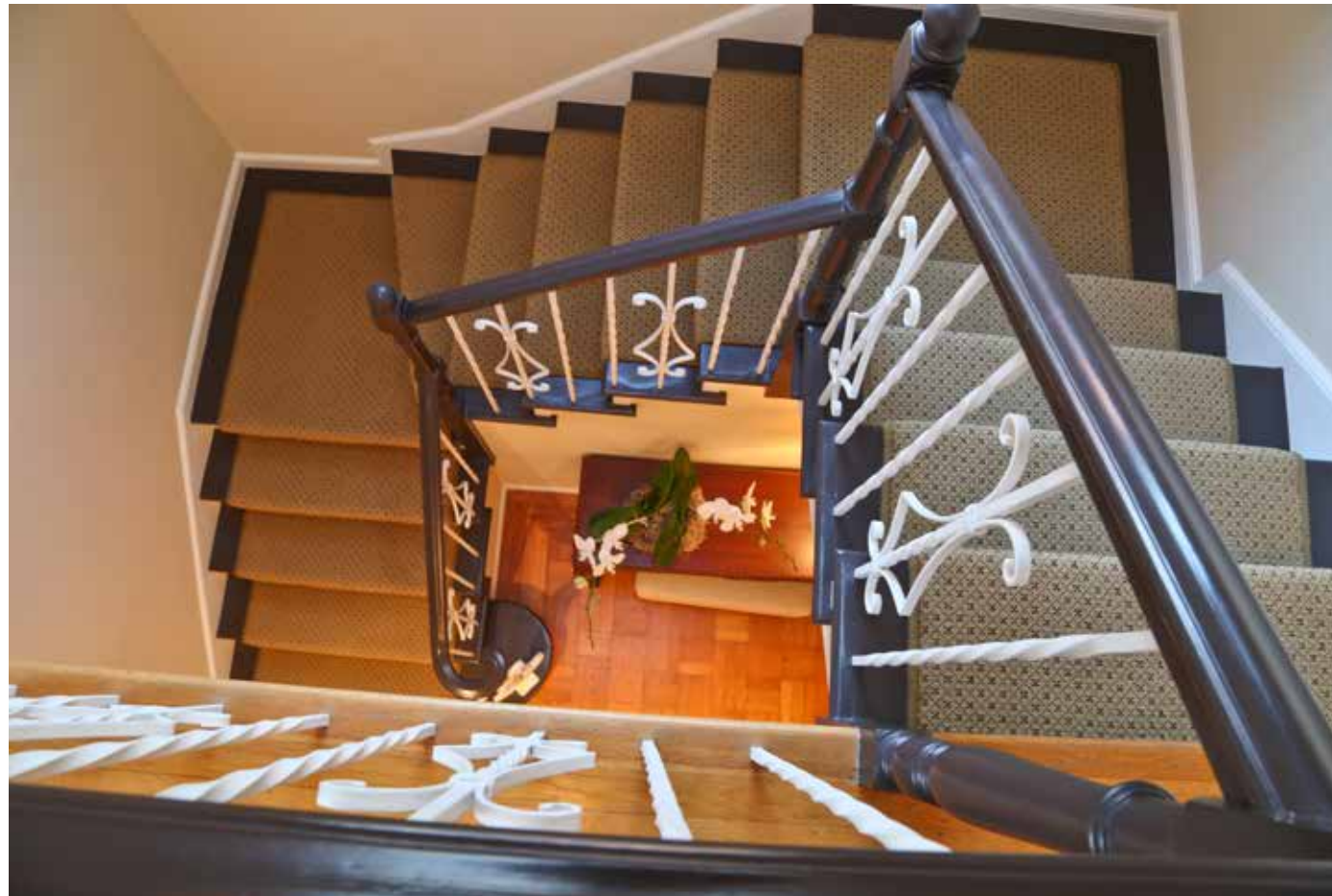
A middle Bedroom and sunny south Bedroom share a Full Bath with skylight and double vanity.



**ADDITIONAL LEVEL:** \_\_\_\_\_

Returning to the Entry Level, additional features of the home include:

- A cozy front facing Guest Bedroom
- Full Bath
- Au Pair bedroom provides additional living space for the household
- Wine Cellar
- Laundry room with ample counter space, storage, sink & washer/dryer
- Built-in flexible wall storage system in garage
- 2-car side-by-side Garage with interior access, reached via the rear alleyway from 26th or 27th Avenues.

**OTHER:** \_\_\_\_\_

- Prior to any offer, prospective Buyers are advised to review the Property Disclosure Package, including CC&Rs, available on request.
- Taxes will be reassessed upon the sale to approximately 1.1718 % of the purchase price.







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