

PACIFIC HEIGHTS RESIDENCE

STATE-OF-THE-ART RENOVATION

2542 FILLMORE STREET SAN FRANCISCO



Presented by:

MAXIMILLIAN ARMOUR

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OVERVIEW



DESCRIPTION OF THE PROPERTY

The once stately turn of the century Victorian has experienced a rebirth for elegant up-to-date urban living in the 21st Century. The prestigious firm of Dumican Mosey Architects worked closely with the owner to create a light-filled, spacious & exciting interior environment with a strong connection to the exquisitely landscaped east garden.

Traditional finishes and materials have been interwoven throughout the house, effecting an aesthetic consistent with its historic lineage, along with modern elements to bring lightness and sophistication. State-of-the-art systems—entertainment, communications, energy efficiency and security—have been carefully thought out for the new owner's enjoyment and comfort.

The larger 'heart of the house' is its wonderful location close to Alta Plaza Park. Fine dining, shopping and entertainment to be found the entire length of Upper Fillmore to the new and vibrant Fillmore Jazz District – Location!

OFFERED AT \$5,250,000

ABSTRACT

- Built in 1904
- Major reconstruction 2008
- 5 bedrooms & 4.5 baths
- Guest/au pair quarters
- Garden level media room with kitchen
- 800 bottle temperature controlled wine wall
- Landscaped patio/garden
- Smart Home Design by Chuba Consulting
- 2 car side-by-side garage & driveway

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MAIN LEVEL



Ascend the handsome, wide slate staircase to the arched entrance with tall, carved wood entry door.

The dramatic two-story ENTRY FOYER with grand staircase & cascade railing is infused with natural light from the 10' x 20' custom skylight.

Ample storage and closets line the foyer hall behind three pairs of tall double doors.

The expansive LIVING ROOM features tall doorways and ceilings with deep crown molding, gas fireplace with Venetian plaster surround and transomed picture window looks out to the street scene.

The formal yet open DINING ROOM is ideal for large scale entertaining or comfortable family dining.

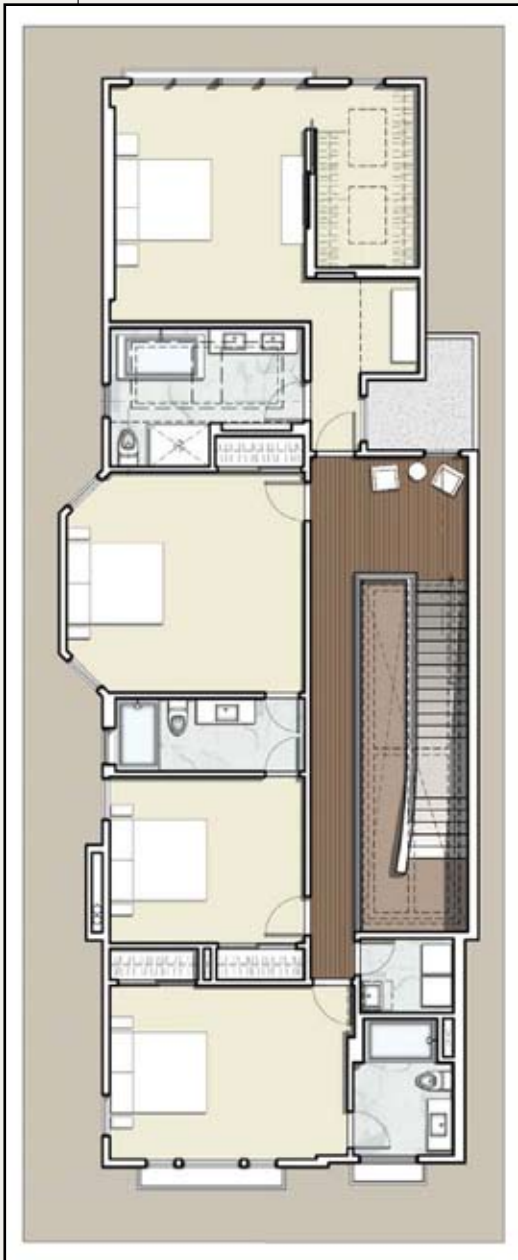
The invitingly large, custom KITCHEN is the gourmet cook's delight with adjoining open family room with great space for socializing. The family room overlooks and accesses the patio/garden at the lower level.

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UPPER LEVEL



Ascend the sweeping staircase with the oversized signature skylight to the exceptionally light and airy landing with sculpture balcony and running half rails.

The private MASTER SUITE features:

- Spacious MASTER BEDROOM overlooking the patio/ garden; custom built-in desk or display table and walk-in dressing room with ample wardrobe storage.
- Luxurious MASTER BATH with skylight, Statuario Honed Slabs surround, double vanity, spa tub and glass shower.

The 2nd and 3rd BEDROOMS share a full BATH with limestone surround.

The 4th BEDROOM or LIBRARY alternative has a cathedral ceiling and transomed picture windows with streaming west sunlight. An ensuite BATH with limestone completes this room.

Convenient LAUNDRY ROOM with Whirlpool washer/dryer, folding table and storage cabinets.

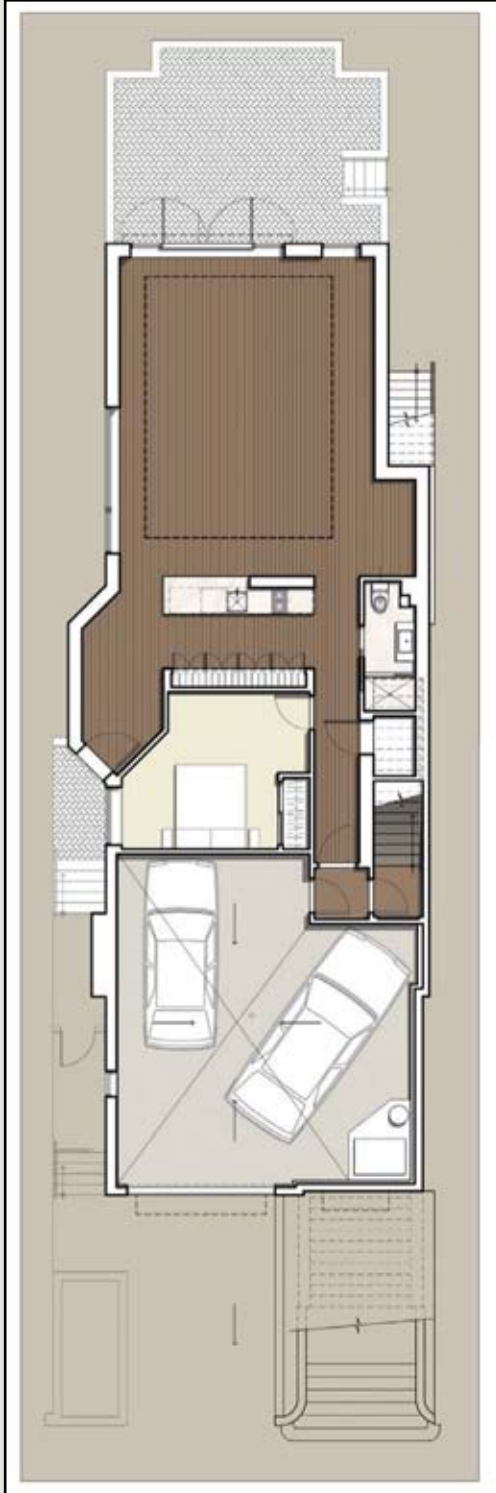
Easy access to enormous attic.

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GARDEN LEVEL



The garden level, designed by Flora Grubb, with side entrance serves multiple needs, such as at-home office with built-in work station, extended family or permitted au pair quarters or artist's studio. It features:

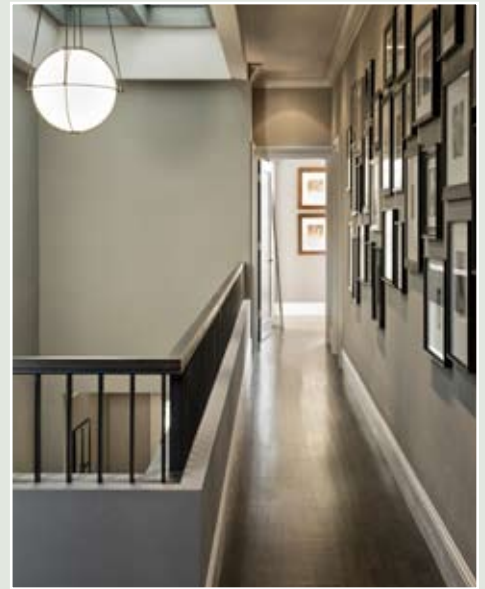
- Spacious FAMILY/MEDIA ROOM with dark-dyed white oak planks opens to the exquisite PATIO/ GARDEN, a virtual 'outdoor room' lit at night for drama.
- Built-in surround sound & flat screen TV.
- Kitchenette with integral concrete countertop, convenient 2 burner cooktop, bar refrigerator & dishwasher.
- 800 bottle Avanti temperature controlled wine wall.
- Cozy BEDROOM and adjoining BATH with limestone surround & shower.

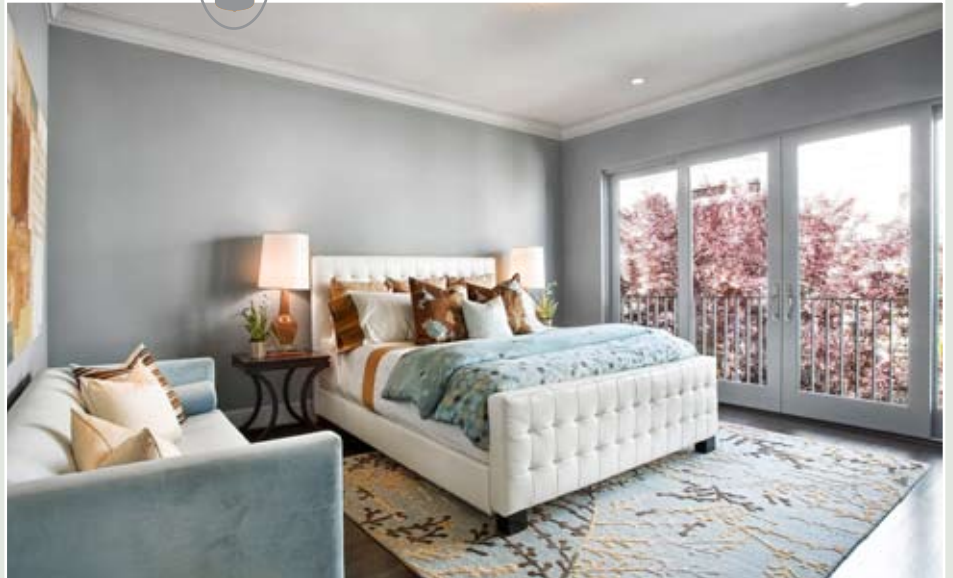
The two-car side-by-side GARAGE and house mechanics complete this level.

The driveway with herringbone slate inlay provides space for additional parking.

OTHER

- 2008 Rebuild by Riaz Taplin
- 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.





2542 FILLMORE STREET:

Design Statement:

DUMICAN MOSEY Architects were introduced to the project with a walkthrough of the stately, but time-worn Victorian erected in 1904. The interiors revealed a hodge-podge of rooms connected by a circuitous circulation path, and a dark and mean entry foyer that belied its potential charm. At the rear yard, an existing 3 story exterior stair and a low-height storage area effectively cut the house off from the garden on all levels, both physically and visually. Throughout the house the architecture and finishes suffered from decades of stylistic assault and neglect. At the outset, the architects worked closely with the owner to establish critical design objectives; and given the primary directive of creating a light-filled, spacious interior environment with a strong connection to the rear garden – the design team faced a significant challenge.

Design Solution:

To address one of the most glaring deficiencies of the existing structure, the design team cut a dramatic double-height volume into the entry foyer capped by a large, 10-foot by 20-foot custom skylight, and new cascading grand stair case. This element establishes a dramatic focal element washed with natural light in which to organize the new interior layout around. The exterior stair at the rear facade was removed to allow for the introduction of new window balconies at the Entry and Upper Levels, creating a strong visual and spatial relationship to the rear garden. Excavation down several feet at the lower level allowed for conversion of the existing storage space to new living space, while simultaneously creating a direct physical and visual connection to the rear garden at this level as well. Traditional finishes and materials were interwoven throughout the house providing an aesthetic consistent with its historic lineage, while more modern elements were strategically inserted into the established context, bringing with them a lightness and sophistication to the project.

DUMICAN MOSEY ARCHITECTS:

Firm Profile & Philosophy:

DUMICAN MOSEY Architects is a small architecture and design firm, established in 2005, by Eric Dumican and Matthew Mosey that specializes in design-oriented residential projects throughout the Bay Area. Eric & Matthew strongly believe in a practice which strives for design excellence, by addressing specific needs relative to the client, building, and site; while also balancing the real-world pressures and difficult demands of quality, budget, and schedule. Their practice stresses and interactive decision-making design process that tests alternative solutions against stated objectives, seeks consensus based on clearly defined priorities, and results in cohesive finished living environments that consistently exceed expectations.