



2950 PACIFIC AVENUE, SAN FRANCISCO
PRIME PACIFIC HEIGHTS HISTORIC MANSION
www.2950Pacific.com





Built in 1907, this Pacific Heights view mansion is a classic piece of San Francisco architecture that has remained in the same family throughout its history. Set back from Pacific Avenue for the utmost in privacy, this grand residence is perched on the south side of the 2800 block of 'Outer Broadway,' one of only three blocks known as the 'Gold Coast' of San Francisco – where the most prestigious homes in all of The City take center stage with commanding presence. It is here, in this refined urban oasis, that a history of wealth and notoriety has been preserved for more than a century, paying homage to some of The City's most notable families.









The residence at 2950 Pacific Avenue was originally owned by Edwin W. Newhall, who followed in his father's footsteps running several spectacularly successful businesses, including an auction house, shipping and commission merchant business, an insurance agency, railroad, and ranches. The architect for the home, Albert Farr, was renowned in San Francisco and the Bay Area.

Farr designed houses in Pacific Heights and Presidio Heights including 3333 and 3334 Pacific Avenue both on the Presidio Wall and 2660 Scott, a stately Edwardian on the corner of Vallejo Street. Farr also designed significant residences in Piedmont and Greater Bay Area, such as Jack London's Wolf House and the Benbow Inn in Garberville.





Beyond the privacy afforded from its secluded location, the pulse of The City is ever apparent in close proximity with a sense of energy, diversity, and excitement that only urban living can provide. Exceptional culinary experiences, boutique shopping, parks for tennis and play, and a tapestry of sidewalks for jogging and dog walking are all in the neighborhood – a property that is truly a rare treasure for many generations yet to come.

Today, the historic residence stands as it was – a classic example of Dutch Colonial Revival architecture with shingled facade, period lighting, and myriad diamond divided light windows, plus picture windows that present magnificent Golden Gate Bridge and Bay views. Spanning four levels plus a spacious attic, the home reflects the design of the early 1900s, with grand formal rooms on the main level, a continuous succession of family bedrooms and sitting rooms on the second and third floor, plus original staff quarters and the main kitchen on the basement level. With over 15 main rooms and approximately 11,500 square feet (per floor plan designer), the home presents a remarkable opportunity to reimagine the interior design for a variety of 21st century lifestyle needs. Topping it all off is a magnificent lot of approximately 14,000 square feet, with south-facing landscaped motorcourt (accessed from the private driveway on Pacific Avenue) and north-facing (sloping) garden with brick perimeter wall fronting on Broadway, both of which are almost 90 feet wide.



AT A GLANCE

- Premier location in the heart of Pacific Heights perched on San Francisco's Gold Coast
- Originally built in 1907 for Edwin W. Newhall and never before on the market
- Designed by renowned Bay Area architect, Albert Farr (circa 1890-1930)
- Four-level Dutch Colonial Revival mansion with 7 bedrooms, 6 full baths, and 4 half-baths on 3 levels plus original staff level with main kitchen, staff quarters and 1 bath
- Over 15 rooms plus at least 6 original staff rooms, plus lower-level rooms for wine, exercise, and storage
- Original vintage details throughout including hardwood floors, wood paneled walls, beamed ceilings, period lighting, and 6 fireplaces
- Elevator from carport to third floor
- Approximately 11,500 square feet on four floors plus spacious attic (1,600 square feet+/-) (per floor plan designer)
- Spectacular oversized lot of approximately 14,000 square feet including a long driveway for privacy from the street
- Magnificent Golden Gate Bridge, Bay, and Cityscape vistas
- Significant off-street parking beyond a gated entrance
- Convenient to outdoor recreational opportunities of The Presidio a 1,500-acre National Park, Julius Kahn Playground and Clay Street and Alta Plaza Parks

Offered at \$16,500,000



The information contained herein, including floor plans, square footage or acreage, has been provided by various sources, including historical sources, public records, MLS or other data sources. Such information is only provided as a general guide respecting the features and background of the property, and should not be relied upon, and neither Pacific Union nor the owners have verified the information from these sources. Any prospective buyer will need to separately review and confirm the details and measurements that are important to the buyer, using the buyer's own professionals and advisors. Photos by Vince Valdes ©Marketing Designs, Inc. 650.802.0888 • marketingdesigns.net