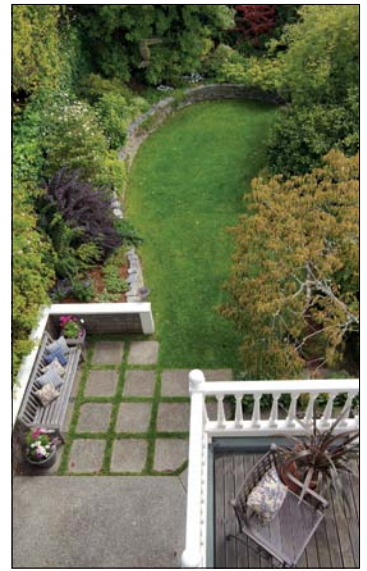




2719 FILBERT STREET, SAN FRANCISCO
RENOVATED COW HOLLOW HOME
WITH LOVELY GARDEN



Located on a quiet street in the sought-after Cow Hollow neighborhood, this brown shingled home is bestowed with refined original character outside while enhanced by a beautiful restoration for 21st century living inside. A combination of traditional details – refined millwork, original brass hardware, and leaded glass windows – blends with stylish and chic elements that span three levels of luxurious living. Congenial gathering points abound, ranging from the gracious formality of the living room to the fabulous great room with gourmet kitchen, and beyond to the upper-most level with flexible space perfect for recreation, fitness, or media needs. Numerous skylights fill the home with natural light and a soothing neutral color palette adds sophisticated designer appeal. Satisfying the California ideal of indoor/outdoor living, a spacious and deep rear yard provides a secluded south-facing venue with perimeter gardens, level lawn, and entertainment terrace.





The accommodations continue upstairs with three large bedrooms highlighted by the all-encompassing master suite that spans the rear of the home complete with separate sitting room, luxurious bathroom, and private balcony. Rounding out the benefits of this superb custom home is an interior accessed lower level with 1-car garage and ample storage areas, plus a superb Cow Hollow location known for its bustling shopping on Union and Chestnut Streets, upscale restaurants, and proximity to some of the most beautiful open spaces in San Francisco including The Presidio (a 1500-acre national park) less than two blocks away, Crissy Field, Marina Green, and the Cow Hollow Playground.

Summary of the Home

- Four-level home with 3 or 4 bedrooms and 3.5 bathrooms
- Traditional foyer entrance brightened by original leaded glass windows; hardwood flooring and refined millwork are introduced and continue throughout the main level
- Elegant living room with two seating areas, leaded glass windows, and a gas-log fireplace flanked by deep display shelves
- Tremendous "great room" at the rear of the home with integrated formal dining area, family living, gourmet kitchen, and dual French doors to the spacious rear garden; built-in china storage adds functionality
- Beautifully appointed kitchen in cherry wood and granite with breakfast bar seating and customized desk center
- Quality appliances include two Gaggenau 2-burner gas cooktops with covers, two Thermador ovens, plus a Miele dishwasher and Sub-Zero refrigerator, each with cabinet panels
- Luxuriously appointed upper-level master suite with dual walk-in closets, large sitting room with a wall of built-ins and integrated fireplace, and private balcony deck; limestone and tile bathroom with whirlpool tub, dual-sink vanity, and sky-lit shower
- Two additional beautifully appointed bedrooms with ample closet space, plantation shutters, and fine carpeting; serving the bedrooms is a limestone- and granite-finished bathroom with shower
- Flexible use room on the upper most level with dramatic beamed and paneled cathedral ceiling, towering view windows, French door to a wrap-around deck, plus a full bath with sky-lit shower
- Deep south-facing garden with level lawn framed by a stone wall and mature foliage plus an inviting terrace for outdoor entertaining
- Other features include: formal powder room with all-marble vanity, second-floor laundry closet for stacked washer/dryer, and a one-car attached garage with abundant storage

Offered at \$3,500,000

For additional photos please visit:

www.2719FilbertStreet.com

The information contained herein, including square footage or acreage, has been provided, by various sources which may include the seller, public records, MLS or others. Pacific Union has not verified or investigated the accuracy of this information. Prospective buyers are advised to conduct their own investigation of the property and the information contained herein, utilizing licensed professionals where appropriate, before purchasing this property. Photography by Vince Valdes. ©Marketing Designs, Inc. 650.802.0888 • marketingdesigns.net

