



100 EDGEWOOD AVENUE, SAN FRANCISCO
PARNASSUS HEIGHTS RESIDENCE WITH WORLD-CLASS VIEWS

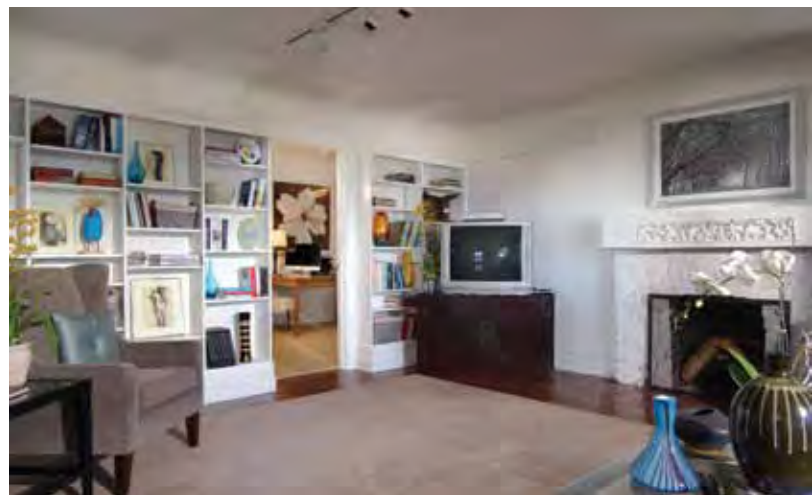




Dating back to 1902, this classic brown shingle Craftsman style residence is located in a serene cul-de-sac at the end of a highly desirable tree-lined street in Parnassus Heights. The Farnsworth Steps border one side of the property providing a private entrance to two lower-level apartments, and to a multi-room office. All around, and from every level, commanding views take center stage, sweeping across the ocean and Golden Gate Bridge, the Bay and Cole Valley, and south to the Peninsula. By day and by night, the views are dazzling. On the market for the first time in 30 years, the home was originally commissioned by noted architect T. Patterson Ross, known for numerous residences in Pacific Heights and Presidio Heights, and

has been owned by just 5 families in its 111 year history. The property blends original architectural detail – nowhere more apparent than in the tremendous living room once used as a professional dance studio in the 1940s – with numerous updates, most notably in the well-equipped chef's kitchen. The home's 4 bedrooms and 3 bathrooms are arranged over multiple levels, each offering iconic City and Bay views, and one bedroom has access to a rooftop deck with breathtaking vistas. Adding to the appeal are the two apartments as well as a private office on the lower levels – all in a wooded setting in a sought-after residential neighborhood close to shops and cafes, public transportation, distinguished UCSF Medical Center, and outdoor recreation in the Sutro Forest.





Summary of the Home

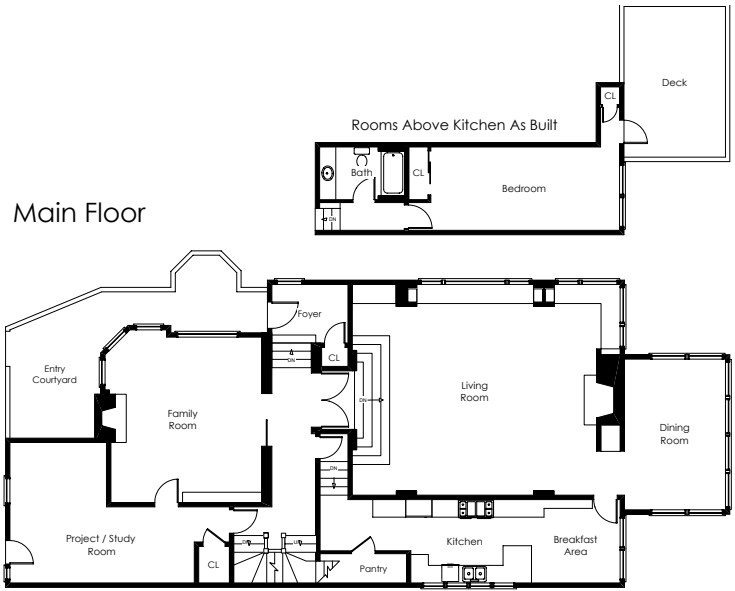
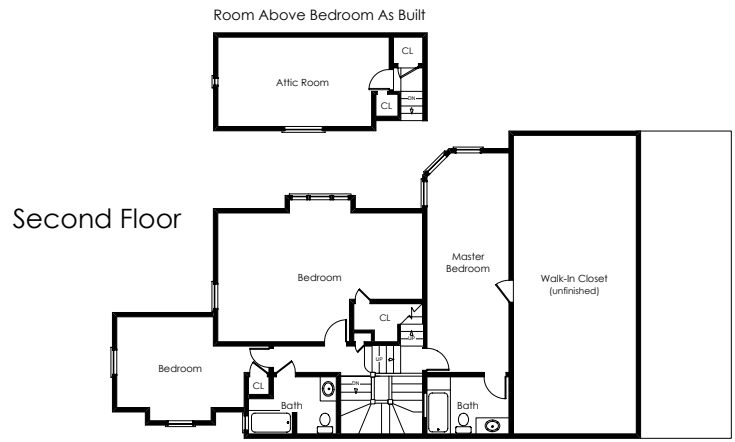
- Circa 1902 Craftsman building designed by noted architect T. Patterson Ross
- Located at the end of a non-through street and adjacent to the Farnsworth Steps, with a backdrop of the Sutro Forest
- Multi-level main residence with 4 bedrooms and 3 bathrooms plus two lower-level apartments and an office
- All levels have sweeping views that span from the ocean and Golden Gate Bridge to the Marin Headlands and East Bay hills, and south across the City
- Dramatic living room, with towering boxed and coffered ceiling, has oak hardwood floors with feature strip, wood-burning fireplace, and magnificent views from wide windows
- Formal dining room is surrounded by views on three sides
- Remodeled contemporary chef's kitchen in cherry wood and black granite with stainless steel appliances, including a Viking gas range
- Family room with fireplace, views to the ocean and Golden Gate Bridge, and adjoining project/study room
- Mezzanine-level has 3 bedrooms, one with rooftop deck access, and 2 bathrooms
- Master bedroom suite is located on the uppermost level along with a finished attic playroom
- Lower-level laundry room shared by the main residence and apartments
- Two lower-level apartments, one with 2 bedrooms and 1 bath and one with 1 bedroom and 1 bath; each has a private entrance along the Farnsworth Steps (although accessible from an interior staircase in the house), living room with Bay and City views, plus separate kitchen
- Office suite on the lowest level, and also accessed from the Farnsworth Steps, has three rooms with excellent views, an elevated work area, plus half-bath
- Fenced and gated wrap-around gardens are shaded by mature trees

Offered at \$3,450,000

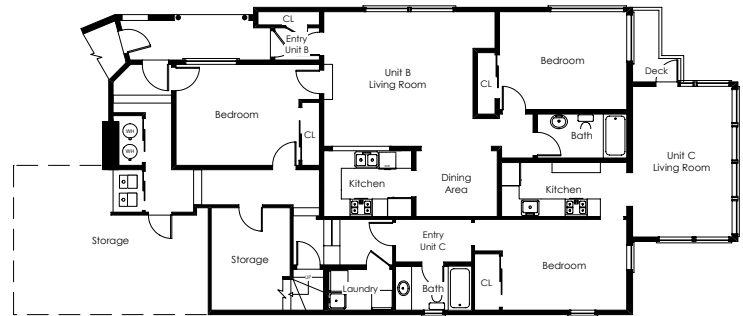
For additional photos please visit:

www.100EdgewoodAvenue.com

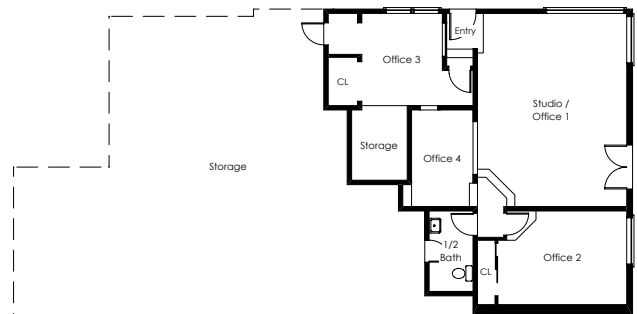
Current scaffolding removed from some photos; actual views may be temporarily obscured. The information contained herein, including square footage or acreage, has been provided, by various sources which may include the seller, public records, MLS or others. Pacific Union has not verified or investigated 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



Lower Floor – Apartments



Basement Floor – Office



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