



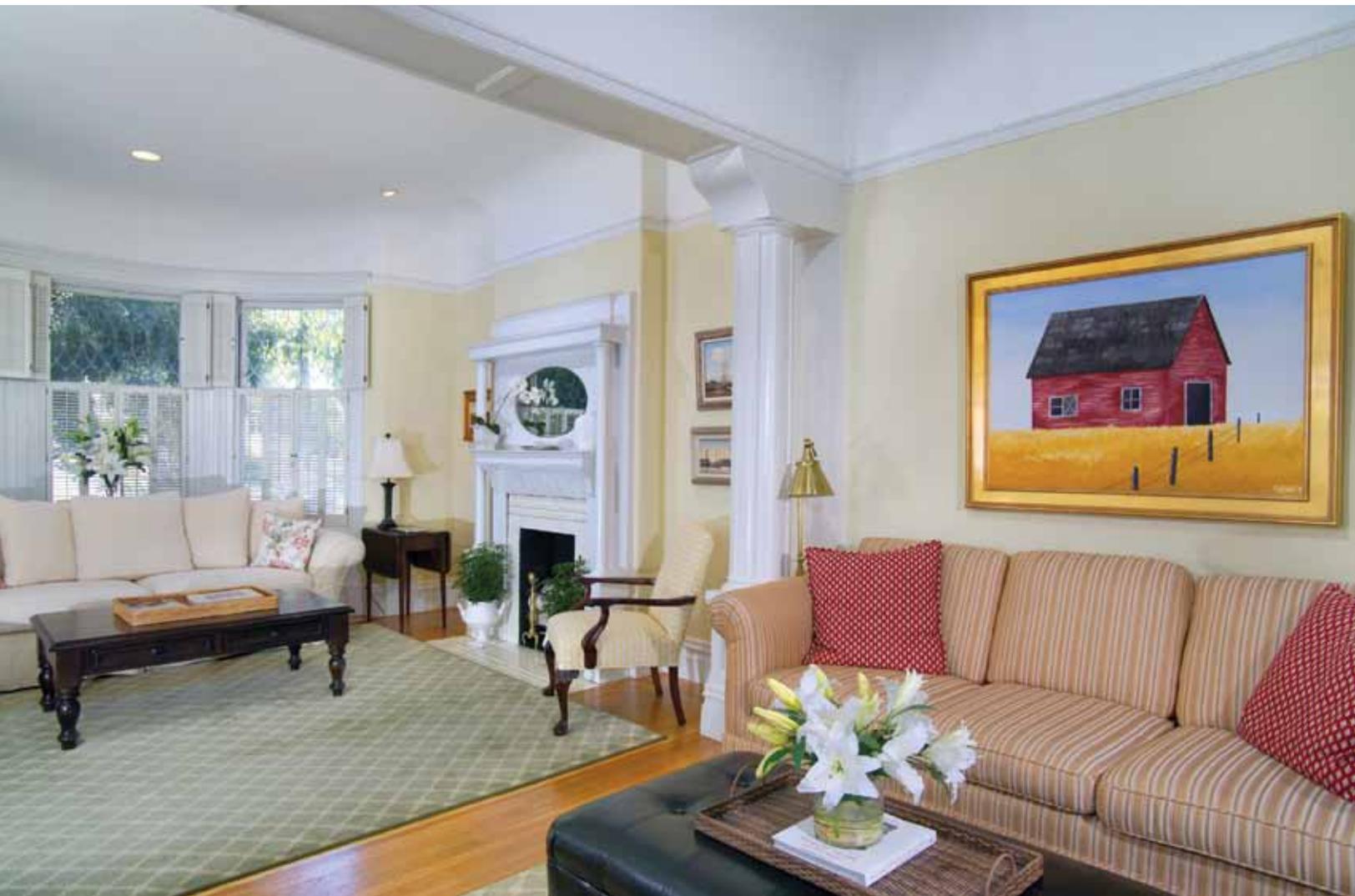
1341 MASONIC AVENUE, SAN FRANCISCO
CLASSIC EDWARDIAN STYLE RESIDENCE

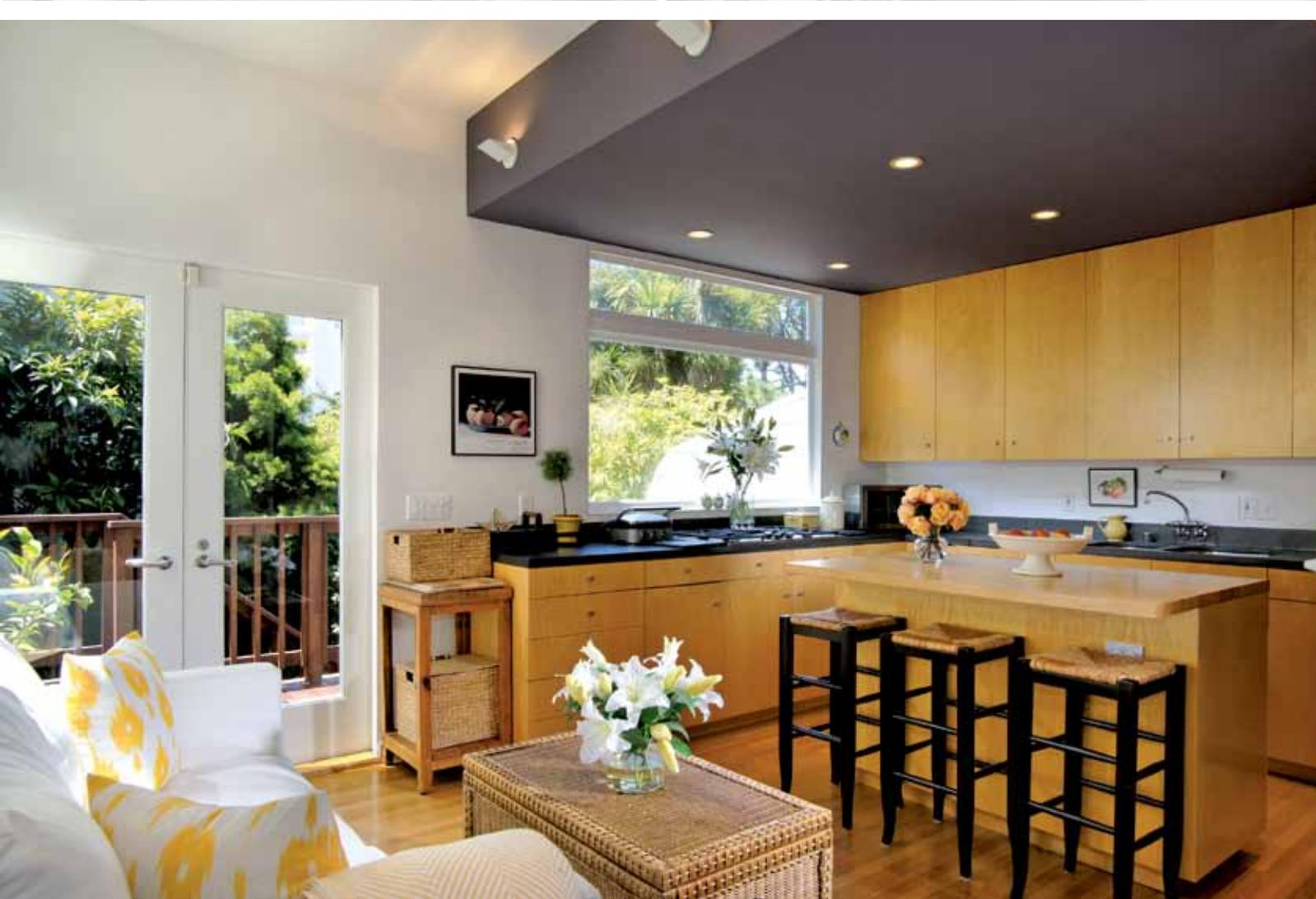




The perfect balance of turn-of-the-century San Francisco architectural character and consummately contemporary luxury is featured in this classic single-family residence built in 1903. Architectural richness abounds inside and out, with the façade's ornamental moldings and bowed windows creating a gracious first impression. Recalling the home's early heritage are finely crafted hardwood floors, refined millwork, and two original fireplaces with distinguished period mantelpieces. Transitioning to the modern amenities for today's lifestyle are a gourmet kitchen and remodeled bathrooms, highlighted by the sumptuous spa-inspired master bath.

Whether it's relaxed family living or formal entertaining, this home accommodates every occasion. The original double parlor living room provides an inviting area for family and guests, the formal dining room stands ready to host large gatherings, and the garden level has a bright and spacious family/media room. For indoor/outdoor enjoyment, a welcoming manicured garden is easily accessed from the main and garden levels, while an enchanting deck off the master bath provides a fresh air spot for starting or ending the day. Adding the finishing touch to this impressive 4 bedroom home, is the property's ideal location on the edge of Ashbury Heights close to neighborhood shops, cafes, and public transportation, and just minutes to Buena Vista and Golden Gate Parks for outdoor recreation.





Summary of the Home

- Three-level home with **4 bedrooms** and **3.5 bathrooms** and approximately 3,100 square feet
- A staircase leads up to the front **portico**, which is framed with Corinthian columns and pilasters beneath ornate carved moldings
- The glass-paned front door opens to a traditional **foyer**; fine oak floors are introduced and continue throughout; a remodeled **powder room** services the main level
- A bowed wall of windows in the **living room**, with leaded glass accents and classic shutters, is a signature of the home's Edwardian style; the tall coved ceiling is encircled with dropped carved moldings; a focal point of the room is the classically elegant original fireplace with elaborate overmantel
- Fluted columns and millwork frame the opening between the living room and an adjoining more **casual living area**; a wall of custom cabinetry integrates space for media
- The large **formal dining room** has paneled walls beneath a tall coved ceiling; an expansive window overlooks the rear garden, and an original ornamental fireplace with tall overmantel adorns one wall
- The remodeled **kitchen** has an adjoining sitting area with access to the rear garden, plus a casual dining area with wraparound banquette seating
- Stainless steel **appliances** include: Dacor gas cooktop and two ovens, Bosch dishwasher, and GE Monogram refrigerator
- The upstairs **master bedroom** has hardwood floors, a tall coved ceiling and wardrobe closet; the remodeled master bath is spa-inspired with a soothing combination of sea green matte glass and white tiles; features include radiant floor heating, a 6-foot soaking tub, large shower with frameless glass enclosure, dual-sink vanity, walk-in closet with skylight, and a French door to an inviting deck
- Two additional **upstairs bedrooms** each have hardwood floors; one has the home's signature bowed windows with leaded glass accents and shutters; serving both rooms is a remodeled full bath with bright clerestory window, custom built-in cabinetry, pedestal sink, and tub with overhead shower
- The lower garden level has a bright and light **family/media** room with wood-burning fireplace and French doors to the rear yard, a bedroom, and full bathroom with tub and overhead shower
- Attached **one-car garage** and breezeway have extensive storage and direct inside access to the laundry area, a wine/storage alcove, and the lower garden level
- A lush **walk-out yard and garden**, outlined in manicured boxwood hedges and tall foliage, is accessed through French doors from the lower level and from steps off the kitchen deck

Offered at \$2,375,000

For additional photos please visit:

www.1341Masonic.com

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