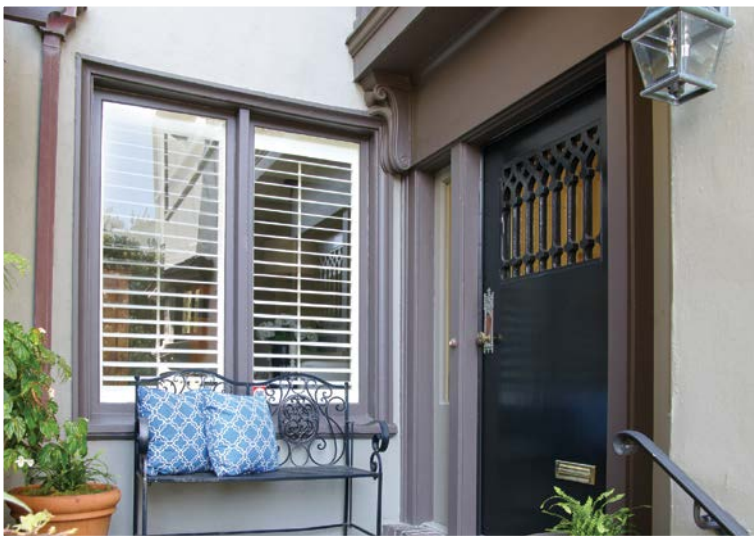




3878 CLAY STREET, SAN FRANCISCO
CLASSIC PRESIDIO HEIGHTS CONDOMINIUM





Located in the prestigious Presidio Heights neighborhood, this main-level, spacious, classic Edwardian flat in a handsome two-unit building portrays the fine architectural richness of its circa 1909 heritage blended with numerous updates for comfort and style. Immediately upon entering, the rich details are evident at every turn – tall coved ceilings, leaded glass windows, and original crystal-clear glass doorknobs. Beautiful oak hardwood floors span the public rooms and master bedroom, including inlaid feature strips and Celtic corner detail. A welcoming foyer with fireplace extends to the well-proportioned formal living room and dining room with fireplace, each a lovely venue for entertaining as well as everyday living. A beautifully updated kitchen is certain to please the most demanding chef with its quality stainless steel appliances, granite countertops, and extensive cabinetry.

The home's personal accommodations offer flexibility for a variety of lifestyle needs. There are 3 bedrooms, with the third one currently being used as part of the master suite and could be converted back to a separate bedroom. There is also a fully customized office, which could be converted to a fourth bedroom/nursery. Augmenting all of this is a shared garage for two cars plus tremendous storage space including a shared, fully customized wine cellar. And, just blocks-away are the tranquil green belts of The Presidio, a 1,500-acre national park with hiking/jogging/cycling trails and the nationally recognized, highly rated Presidio Golf Course, along with nearby Julius Kahn Playground, and upscale shopping and dining.





Summary of the Home

- Main-level flat in a two-unit Edwardian building
- 3 bedrooms, office, 1.5 baths plus additional shower and bath
- Approximately 1,946 square feet of living space (per appraiser)
- Classic original details include covered ceilings, leaded glass windows, and glass doorknobs
- Spacious foyer introduces hardwood floors that continue in the public spaces, many with dual feature strips and Celtic corner designs; a gas-log fireplace outlined in brick enhances the ambiance
- The bright and light living room has extensive wall moldings beneath a tall covered ceiling; elevated windows display original leaded glass detail and a wide front window has plantation shutters
- Formal dining room has a gas fireplace, plantation shutters, a drum chandelier, and tall wainscot paneling beneath a beamed ceiling
- Beautifully updated chef's kitchen with soft white cabinetry, many with glass fronts, granite counters, and subway-set tiled backsplashes
- Quality high-end appliances include a Wolf gas range with 4 burners, griddle, and oven, a Bosch dishwasher, and Sub-Zero refrigerator
- Customized office with wrap-around cabinetry, two integrated workstations, and storage closet (potential bedroom/nursery)
- Bedroom 1 has a walk-in closet plus a secondary closet with sink vanity
- Bedrooms 2 and 3 currently comprise the master bedroom and could be converted back to separate bedrooms; features include a spacious sitting area adjoining the sleeping area with French doors opening to a private deck; also featured are covered ceilings, plantation shutters, a walk-in closet, (plus a second closet located in the hallway)
- The home's bathrooms comprise a half-bath for guests, a large updated full bath with tub and overhead shower, plus an en suite bath in the master bedroom with a shower and sink vanity
- Separate laundry room just off the kitchen
- Shared garage (engineered and installed in 2006) has 2 tandem parking spaces for each condominium plus 1 of the 2 private assigned storage rooms; (the second private storage room and shared wine cellar with custom racking are accessed off a corridor just behind the garage area and are also accessible from a back stairway directly connected to the condominium)
- HOA fee of \$475 per month includes: water, garbage, building insurance, maintenance, and PG&E for common areas



Offered at \$2,150,000

For additional photos please visit:

www.3878Clay.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