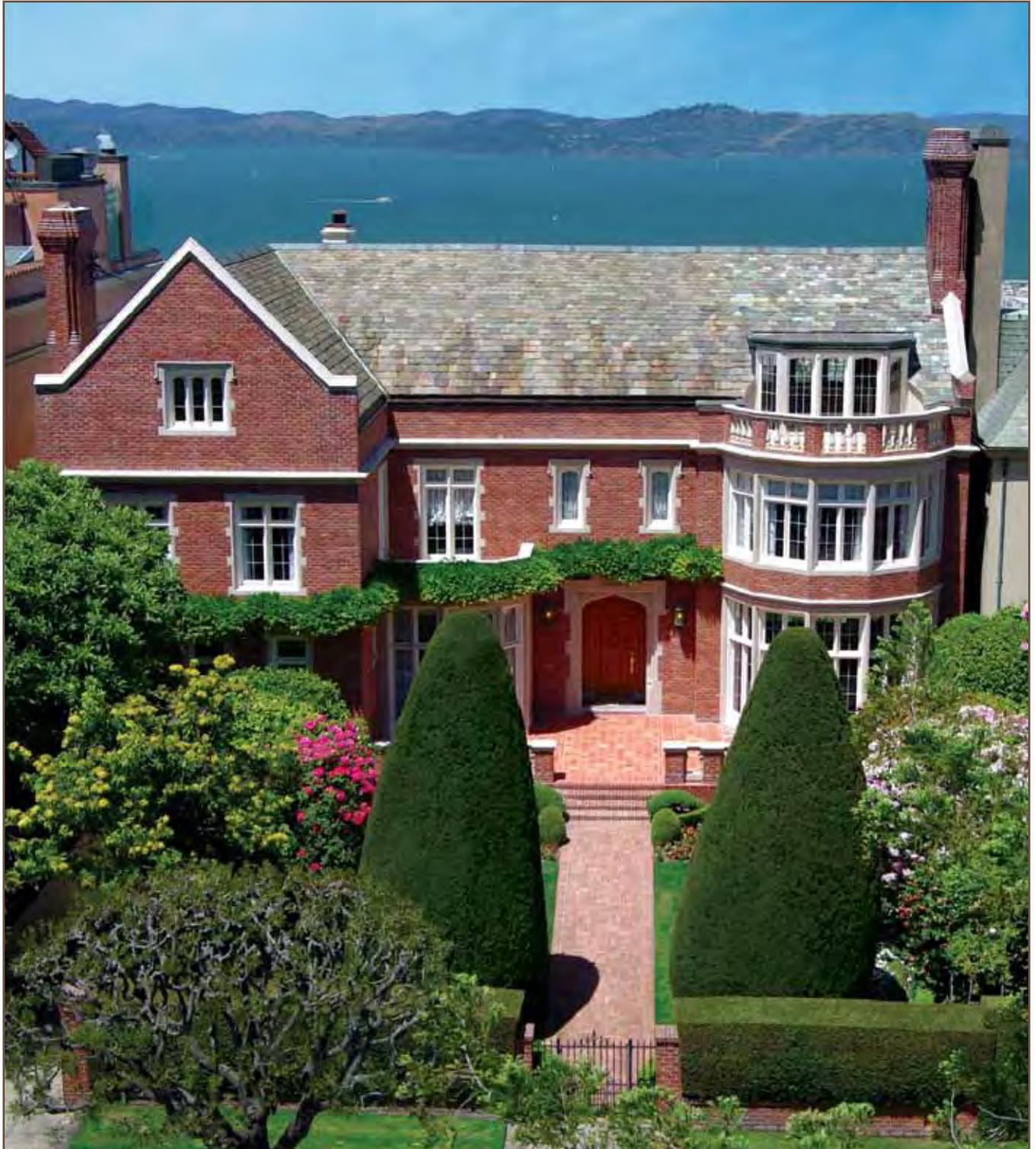


The
Crown Jewel of Outer Broadway

GRAND TUDOR REVIVAL MANSION



2950BROADWAY.COM



A *Treasured Landmark* WITH GRAND
HISTORICAL ARCHITECTURE AND *Dazzling* BAY VIEWS





2950 BROADWAY STREET

Situated on one of the largest parcels on San Francisco's 'Outer Broadway,' also known as the 'Gold Coast,' this treasured landmark combines grand historical architecture with magnificent formal gardens and a backdrop of dazzling Bay views. Designed in 1922 by the distinguished and prolific San Francisco architect, Frederick H. Meyer for Stetson G. Hindes – a prominent engineer whose firm constructed the drydock at Pearl Harbor, built the shipyard at Alameda, and filled the cove for the Pan-Pacific International Exposition in San Francisco – and at one time occupied by famed attorney Melvin Belli, the home stands today as a masterpiece that has withstood the test of time.

Preceded by vast formal grounds, the distinguished brick façade and manicured setting are a prelude to the true focal point of the home – the sweeping views that reveal an ever-changing tapestry of color and brilliance. From the Golden Gate Bridge, Marin Headlands, and Sausalito Harbor across to the Palace of Fine Arts, Alcatraz, and beyond to the East Bay hills, dramatic picture-postcard views unfold at every turn. Adding an element of surprise is a heated outdoor swimming pool and spa privately positioned beyond the glorious and meandering lush rear gardens.

Spanning four spacious levels – all with Bay views and elevator access – this well-designed, light-filled home has 6 bedrooms, 5 full baths, and 2 half-baths. This home also benefits from the many conveniences of its prime Pacific Heights location – with its boutique shopping and dining just blocks away, pedestrian access to the Presidio – a 1,500 acre National Park – at the end of the street, plus recreational parks, excellent schools, and easy access to the downtown financial district and Marin County – San Francisco living at its very best.

San Francisco







THIS HIGHLY-COVETED LOCATION
WAS LISTED IN
FORBES MAGAZINE ARTICLE (8/07):

*"The
Most Expensive Blocks
in the U.S."*









SUMMARY OF THE HOME

AT A GLANCE

- Premier Pacific Heights 'Gold Coast' location
- 6 bedrooms and 5 full bathrooms and 2 half-baths
- 4 levels with Bay views and elevator access
- Approximately 11,000 square feet (including finished storage areas)
- Lot dimensions of approximately 78' x 200' (15,600 square feet)
- Formal front gardens and lawn
- Rear gardens with swimming pool and spa
- Garage parking for 4 cars

MAIN FLOOR

- Entrance salon with grand staircase
- Guest powder room
- Exquisite ballroom-sized living room with fireplace
- Formal dining room for sizable banquets
- Morning room for casual meals
- Butler's pantry for preparation and catering
- Chef's kitchen with professional-quality appliances
- Office and separate massage room with sink and adjacent half-bathroom
- Catering/laundry room with direct street access

SECOND FLOOR

- Luxurious master suite with 2 sitting areas, fireplace, dressing room, and spa-inspired bathroom with access to south terrace
- Handsome library/den with fireplace and wet bar (originally 4th bedroom on this floor)
- Bedroom and full bathroom (also accessed from the library)
- Bedroom with fireplace, full bathroom, dressing area, and access to south terrace; bathroom also accessed from hallway

THIRD FLOOR

- Great room/family room with south terrace
- Bedroom with sitting room
- Full bathroom
- Spacious storage closet

LOWER FLOOR

- Sitting area
 - 2 bedrooms
 - Full bathroom
 - Kitchen, built-in stack washer/dryer, access to rear gardens
 - Interior access to garage parking for 4 cars
 - Wine cellar with over 3,000-bottle capacity
 - Finished storage rooms
- 

PRICE UPON REQUEST





THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



LOWER FLOOR



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. Information deemed reliable, but not guaranteed. Photography by Vince Valdes. ©Marketing Designs, Inc. 650.802.0888 • marketingdesigns.net

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