



2240 BRODERICK STREET, SAN FRANCISCO
CLASSIC PACIFIC HEIGHTS EASTLAKE VICTORIAN

Enjoying a superb Pacific Heights address, this classic Victorian is bestowed with the refined grace and character that comes only through the passage of time. Built in the late 1800s, this handsome four-level residence proudly portrays many original details such as fine hardwood floors, an intricately carved staircase, and classic millwork and moldings that recall the home's vintage charm. Over the years, numerous updated features, including the kitchen and bathrooms, have



transitioned the home into stylish contemporary comfort for day-to-day living or grand entertaining. Soaring ceilings, wonderful scale, and rooms filled with natural light enhance the ambiance. Adding to the appeal are two family rooms – one desirably located just off the kitchen and opening to a spacious east-facing rear deck and one located on the third floor that is ideal for recreation or play.





Four bedrooms plus a nursery and office/library, three full baths, and one half-bath provide ample versatility for most every lifestyle need. Numerous built-ins assist with office functionality if needed and a private south-facing deck provides fresh-air enjoyment from one of the bedrooms. Rounding out the appeal of this special home is an attached one-car garage with interior access, abundant storage space on the lower

level, and a rear covered patio area with perimeter landscaping.

Just two blocks away, Alta Plaza Park offers excellent recreational facilities with panoramic city views and nearby are numerous choices for boutique shopping and fine dining. Uniquely San Francisco, this residence sets the tone for distinguished City living.





AT A GLANCE

- Four-level Victorian with 4 bedrooms and 3.5 bathrooms
- Premier Pacific Heights location convenient to Alta Plaza Park and the shops, cafes and neighborhood services of Fillmore and Sacramento Streets
- Classic original details including hardwood floors, intricate relief ceiling tiles, a beautifully carved staircase, and elegant millwork including moldings and wainscoting
- Soaring ceilings, abundant natural light, and wonderful scale
- Refined living room with windowed alcove and traditional fireplace
- Formal dining area with bay window and fireplace extends from the living room
- Updated kitchen with deck access, quality stainless appliances and adjoining family room that also opens to the large rear deck with eastern and southern views
- Master bedroom suite, library/office, plus hall bath and bedroom with private east- and south-facing deck on the second floor
- Third floor has city vistas and is comprised of two bedrooms, a nursery, and spacious family/recreation room plus full bath
- Lower level 1-car garage, laundry room, plus plentiful storage including customized wine closet, workshop area, and covered walk-out patio with landscaped perimeter below main level deck

\$2,500,000

For additional photos please visit:

www.2240BroderickStreet.com

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