

2240 BRODERICK STREET, SAN FRANCISCO

Details of this Fine Residence

FOYER

A brick staircase ascends to a covered entrance with inlaid tiled landing; amber-hued stained glass inset on the double front doors recalls the home's Victorian character; inside hardwood flooring is introduced, walls are beautifully paneled, and relief tiles adorn the ceiling; a classic staircase ascends to the second floor with intricately carved railings that wrap the upper hallway

LIVING ROOM

This gracious room is filled with light from a windowed alcove with tree views and warmed by a fireplace outlined in vintage tiles and a carved mantelpiece accented with pilasters; layers of crown molding and a medallion highlight the tall ceiling

DINING ROOM

Extending from the living room, this formal area boasts its own fireplace with glazed tiles and classic mantelpiece flanked by glass-front cabinetry for fine china and crystal

FAMILY ROOM

Adjacent to the kitchen and perfect for casual gatherings, this room is filled with light from a windowed alcove and double French doors to the inviting rear deck for outdoor enjoyment

KITCHEN

The updated kitchen is finished in a mosaic pattern of blue and white tiled counters complementing white cabinetry and quality stainless steel appliances that include a Sub-Zero refrigerator, Viking gas cooktop, two Thermador ovens, and a Bosch dishwasher

2ND FLOOR MASTER BEDROOM SUITE

A windowed alcove with western views, walk-in closet, and fireplace are featured in the master bedroom; the tiled en suite bath has a full wall of customized closet space plus two vanities and a shower

2ND FLOOR BEDROOM AND BATH

Suitable as a bedroom or office, this room has built-in cabinetry and integrated desk center; other features include a brass chandelier with medallion and French door to a private deck with south and east-facing views; a large hall bath with tub and overhead shower services this floor

2ND FLOOR LIBRARY/OFFICE

Two walls of floor-to-ceiling cabinetry and library shelves finish this room, which also boasts a brass chandelier and deep crown molding; potential to become a third bedroom on this floor

3RD FLOOR BEDROOMS, NURSERY, AND BATH

Two bedrooms (one with built-in cabinetry and armoire) plus a nursery; each is carpeted and also serviced by a large tiled bath with tub and overhead shower

3RD FLOOR RECREATION/FAMILY ROOM

This spacious, sky-lit room with small fireplace offers flexible accommodations for family living, play, or a study center; built-in shelves wrap the room and large south-facing windows overlook city views

OTHER FEATURES

Main-level powder room

Rear staircase access between first and third floors

Large lower-level with spacious laundry room with sink plus numerous storage rooms including one customized for wine and one with a workbench

Attached 1-car garage with interior access

Covered rear patio with landscaped perimeter is sheltered by the main-level deck and directly accessed from the lower level

Offered at \$2,500,000

Exclusive listing agent **Steven M. Gothelf**

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