

3950 CLAY STREET, SAN FRANCISCO

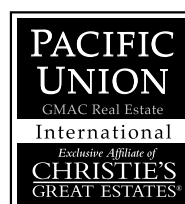
Located in Presidio Heights, one of San Francisco's most prestigious neighborhoods, this stunning home is bestowed with the refined grace and character that comes only through the passage of time. Today, the home has been extensively remodeled with complete respect for its early 20th century heritage and an eye toward maintaining architectural integrity. Introducing the classic Edwardian style is a crisp palette of taupe and soft white that conveys instant character and vintage appeal. An arched portico with marble clad walls and a series of fluted columns gives way to the foyer and reception parlor where rich expanses of original woodwork, leaded and beveled glass, and oak flooring typify the home's finely crafted Old World details. Adding consummate modern comfort and luxury to the sophisticated ambiance are carefully selected light fixtures, artfully concealed skylights, and the lavish use of designer stones and mosaic patterns that combine in works of art.

Congenial gathering points abound throughout the three levels ranging from the gracious formality of the living room to the professionally equipped kitchen that stands ready for creating gourmet meals while enjoying the company of friends in the adjacent and inviting family room. Downstairs, movie nights at home come to life in the theatre where a projection system and surround sound capabilities create the true cinema experience. For more quiet times, an upstairs library and fully customized office provide the perfect spot for studying, reading, or work-at-home.

Providing generous personal havens for everyone, the home's four bedrooms are traditionally arranged with three bedrooms on the upper level, highlighted by the master retreat with customized walk-in closet, second closet, and a resort-worthy granite and marble bathroom with steam shower-for-two. An additional bedroom suite on the lower level is perfect for guests or an au pair. Adding luxurious finishing touches for the ultimate in comfort and well-being are a large fitness center, temperature-controlled wine cellar, plus behind-the-scenes wiring for full Internet connectivity. Satisfying the California ideal of outdoor living, a welcoming rear deck and garden with built-in barbecue center provide the perfect setting for al fresco entertaining surrounded by fragrant and colorful perimeter gardens. Augmenting it all is the property's minutes-away proximity to the tranquil green belts of The Presidio, Julius Kahn Playground, upscale shopping and dining, plus effortless access to highways that put the greater Bay Area within easy reach.

Offered at \$4,500,000

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SUMMARY OF THE HOME

- Three levels with 4 bedrooms and 3.5 bathrooms
- Approximately 5,150 square feet of living space (per appraiser)
- Beautifully renovated throughout with interior design by Marks & Marks Design
- Classic Edwardian-style foyer with tall wainscot paneling
- Refined living room with fireplace flanked by built-in display shelves
- Elegantly appointed formal dining room
- Stunning gourmet kitchen with adjoining butler's pantry and casual dining area
- Inviting family room with fireplace and direct garden access just off the kitchen
- Master bedroom suite with luxurious spa-inspired bathroom
- Two additional bedrooms each with built-in study center plus a designer-finished hall bath
- Upper-level library or second family room with media area
- Fully customized office with tranquil garden outlook
- Lower level with home theatre and refreshment bar, fitness center, wine cellar, laundry room, and bedroom suite ideal for guests or staff
- One-car garage
- Private rear deck and garden with built-in barbecue center, lawn, and perimeter foliage

DETAILS OF THIS FINE RESIDENCE

MAIN LEVEL

ENTRANCE

- An exterior flight of marble steps ascends to the portico, which is framed by fluted Doric columns and lined with walls of Carrera marble; an artistic pattern of beveled edge glass adorns the front door, side lights, and transom

FOYER

- The receiving area begins with an ante room providing banquette seating beneath a stained glass window and two Doric columns that frame the entrance to the salon; here, oak flooring with a feature strip and tall paneled wainscot are introduced and carried into the salon; additional banquette seating anchors the grand staircase that ascends to the upper level; concealing the formal rooms are pocket doors with true divided light beveled glass detail

POWDER ROOM

- Serving the main floor, the half-bath is finished with limestone slab surrounding an inlaid floor medallion of contrasting hues; a solid onyx vessel sink sits atop a furniture-quality vanity with limestone slab

LIVING ROOM

- Featuring south-facing views, this sun-swept room has fine oak flooring with double feature strip and corner detail; a wood-burning fireplace outlined with marble and a carved stone mantelpiece is flanked by floor-to-ceiling display shelves – all lit by strategically directed art lighting

MAIN LEVEL (CONTINUED)

DINING ROOM

- Tall paneling is complemented by deep crown molding and elaborate ceiling molding that frames a stunning crystal chandelier; a slightly bowed wall expands the room while art glass sconces provide further illumination

BUTLER'S PANTRY

- Abundant leaded glass front cabinetry and drawers with honed granite countertops provide ample space for serving as well as china and crystal storage

KITCHEN

- Limestone flooring continues from the pantry into the chef's kitchen, which is finished with custom cabinetry surrounding an angular center island with seating area – all topped with honed granite and a mosaic backsplash with functional inlay of marble slab shelves behind the cooking station
- Top-of-the-line stainless steel appliances include a Wolf 6-burner gas cooktop with griddle and pot filler; two Thermador convection/thermal ovens; Sub-Zero refrigerator and Bosch dishwasher, each with cabinet panels; Sub-Zero wine cooler and two refrigerator drawers, a Fisher & Paykel paneled dishwasher drawer, Panasonic microwave, and secondary sink on the island; and primary sink with commercial hose and instant hot water

BREAKFAST ROOM

- A spacious area positioned between the kitchen and family room is designed for casual dining

DETAILS OF THIS FINE RESIDENCE

MAIN LEVEL (CONTINUED)

FAMILY ROOM

- Step down from the breakfast room to this inviting room with woven carpet and double French doors with matching side lights to the barbecue center and rear yard; a fireplace is outlined with Uba Tuba granite slab beneath wiring for a flat-panel television complemented by surround sound speakers; to one side, cabinetry conceals customized space for the media components

UPPER LEVEL

MASTER BEDROOM SUITE

- This carpeted suite has a high coved ceiling and south-facing casement windows that fill the room with natural light; a fully customized walk-in closet with window and second closet, provide ample room for wardrobe storage
- The suite's bathroom is luxuriously appointed with a flowing display of Carrera marble mosaics on the floor and stunning granite slab on the dual-sink vanity and in the large steam shower; a concealed skylight and separate room for the commode complete the room

BEDROOMS 2 AND 3

- Each of these carpeted rooms has significant custom cabinetry integrating a computer station and overhead bookshelves; a customized walk-in closet provides for wardrobe storage

BATHROOM 2

- Honed limestone flooring with a mosaic border stretches beneath an operational skylight; a long vanity with two Porcher sinks is topped with limestone slab; other features include a whirlpool tub with overhead shower surrounded in subway-set tile and European glass enclosure plus a separate room for the commode

LIBRARY

- This versatile room is perfect for a library, study center, or second family room; the walls are fabric covered with two walls customized with shelves, cabinetry, and space for media components; a customized walk-in closet provides added storage

OFFICE

- Just off the library is a fully customized office with wrap-around windows, partner's desk, computer station, and two walls of cabinetry

LOWER LEVEL

THEATRE

- Designed for full surround sound media enjoyment, the theatre/media room includes a ceiling mounted projection system and two walls of custom maple cabinetry that integrate wiring for speakers, a large cinema screen, seating banquette, computer center, and abundant storage
- A refreshment center includes a granite countertop and two Sub-Zero refrigerator drawers

FITNESS CENTER

- An entire wall of storage closets introduces this spacious room with commercial quality re-cycled rubber flooring; an elevated area is defined for media components and a flat-panel television

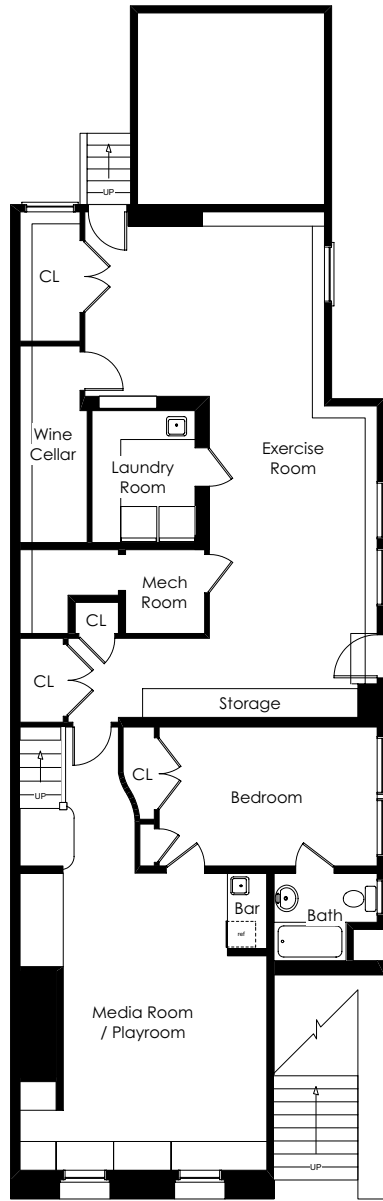
BEDROOM SUITE

- The carpeted bedroom (#4) has a double door wardrobe closet plus accessories closet; the private bathroom (#3) is finished with glazed tiles and decorative accents and includes a pedestal sink and tub with overhead shower

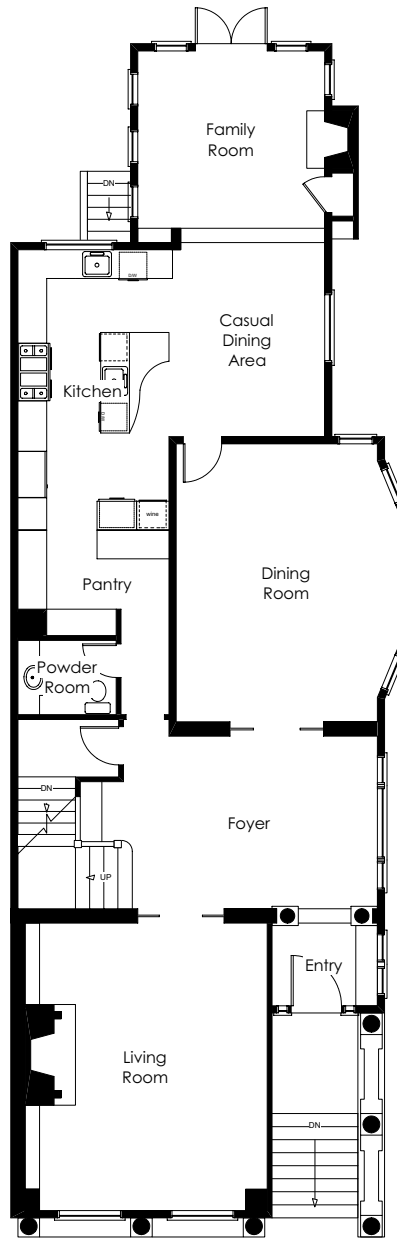
OTHER FEATURES

- Lower-level laundry room with granite slab countertops, abundant cabinetry, and utility sink
- Customized, temperature-controlled wine cellar for approximately 600 bottles
- Built-in sound speakers in the living room, dining room, master bedroom, and master bath; wiring for surround sound in family room and theatre
- Ethernet wiring throughout the house, except in living and dining rooms
- Security alarm system
- One-car garage
- Double pane windows throughout
- Rear garden with flagstone decking, level lawn bordered by a stacked stone seating bench, and perimeter foliage
- Built-in barbecue center with DCS barbecue and sink

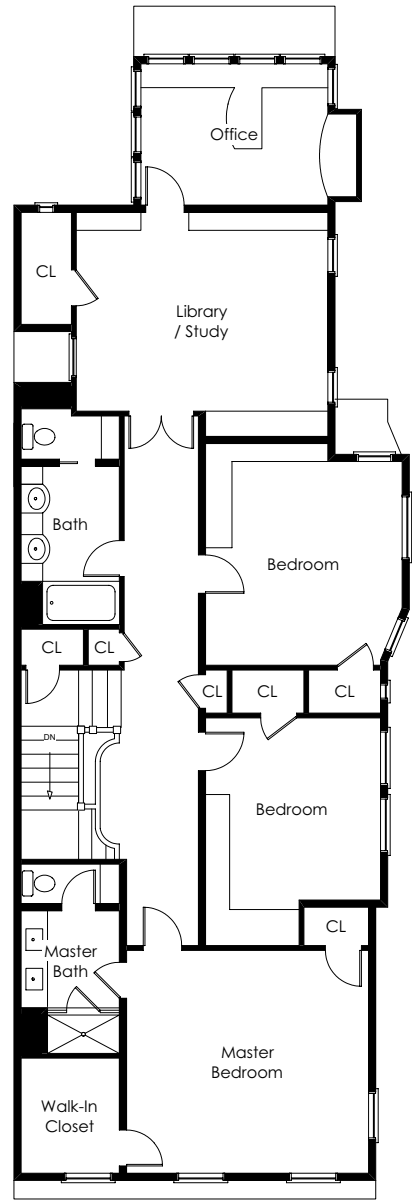
Lower Level



Main Level



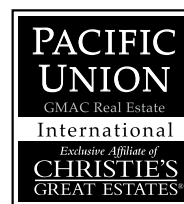
Upper Level



drawing not to scale
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