

115 SPRUCE STREET, SAN FRANCISCO

Details of this Fine Residence

FOYER

A classic portico, framed by bougainvillea and mature trees, shelters a glass and iron door that opens to the foyer; parquet wood flooring, garage access, and a carpeted staircase to the main-level foyer are featured

LIVING ROOM

This spacious room is elegantly appointed with hardwood flooring, picture frame moldings, and layers of crown and ceiling moldings; a bay window and marble fireplace flanked by bookshelves accentuate the room

DINING ROOM

Generously proportioned, the formal dining room has wainscot paneling and a coved ceiling with carved moldings; a classic brass chandelier defines the seating space

POWDER ROOM

A half-bath with furniture-quality vanity services the main level of the home

KITCHEN

Fabulously remodeled with white cabinetry, granite countertops, and glazed tile backsplashes, the kitchen revolves around a center island with wooden countertop and warming drawer; stainless steel appliances include a Thermador gas cooktop and two wall ovens, Sub-Zero refrigerator, GE microwave, and Asko dishwasher; a separate butler's area has a U-Line refrigerator and wine cooler

BREAKFAST ROOM

Extending from the kitchen with room for casual dining or family living, this light and bright room has banquette seating, a French door to a deck overlooking the gardens, and an alcove with built-in desk center

MASTER BEDROOM SUITE

A cascading staircase leads past leaded glass windows to the upper level; the privately located master suite includes a concealed media area, sitting area, and dressing area with extensive built-ins and mirrored wardrobe closets; the en suite bath is luxuriously appointed in granite and tile with a dual-sink vanity, soaking tub, steam shower with body sprays, and separate commode/bidet room

BEDROOMS 2 & 3

Two additional bedrooms on the upper level each has carpeting, plantation shutters, and a wardrobe closet; one room also has extensive bookshelves and cabinetry making it ideal for an office

BATHROOM 2

The hall bath has a large window for natural light, dual-sink tiled vanity, and shower with frameless glass enclosure

BEDROOM 4 & BATH 3

Located on the lower level, this carpeted bedroom opens through double French doors to the rear garden; the adjacent bathroom, with black and white tile, includes a steam shower

FAMILY ROOM

On the lower level, this versatile room is enhanced by a kitchenette with cooktop, oven, dishwasher, and refrigerator plus a greenhouse window above the sink that adds natural light to the room

OTHER FEATURES

Security alarm

Concealed sound speakers in a number of rooms

Attached one-car garage with interior access to foyer and lower level plus laundry area, storage, and work bench

Irrigation system in the rear gardens

Offered at \$4,095,000

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