



64 7<sup>TH</sup> AVENUE, SAN FRANCISCO  
HOUSE-LIKE CONDOMINIUM ON  
PRIME NORTH OF LAKE CUL-DE-SAC



This beautifully detailed two-level condominium residence is located in the desirable Lake Street Corridor on a premier cul-de-sac directly adjacent to the 1,500-acre Presidio and close to the newly renovated Mountain Lake Park with tennis, playground, and dog run. The home, one of just two units in the building, spans the lower and main levels, all freshly painted and beautifully appointed with fine hardwood flooring and new carpeting. Classic millwork, coved ceilings, and a signature bay window recall the home's circa 1925 heritage, while the updated kitchen and bathrooms provide designer panache and luxury for today's lifestyle. There are 2 bedrooms, a sunroom (used as a bedroom by the current owner) and 1.5 bathrooms on the main level plus a spacious lower-level family room/3<sup>rd</sup> bedroom with built-in Murphy bed and full bath, ideal for guest quarters or permanent bedroom use. Direct access to a shared rear terrace and deck is perfect for play and outdoor entertaining.

Adding City convenience is a shared garage with parking for one car, direct access to the home, plus a private laundry area and private storage room. This prime location features a Walk Score of 87 and a Bike Score of 87. Fitness and well-being in the Presidio and Mountain Lake Park is just down the street and myriad shops, restaurants, and cafes are just one to two blocks away on California and Clement Streets. This convenient location affords easy access to points throughout the City as well as Marin County, the Peninsula, and Silicon Valley.







## Summary of the Home

- Lower and main levels of a two-unit condominium building
- 3 bedrooms, sunroom, and 2.5 baths
- Approximately 2,375 square feet of living space (per floor plan developer)
- Covered staircase leads up to the beveled glass front door
- Freshly painted interiors, fine hardwood floors on the main level, and new carpeting on the lower level
- Elegantly appointed living room with signature bay window and classically detailed fireplace framed by glass-front cabinetry
- Formal dining room replicates the living room's coved ceiling and period-style ceiling and wall moldings
- Bright and spacious kitchen, with adjoining breakfast area, has granite countertops and stainless steel appliances, including a gas range
- Beautifully remodeled powder room with walls of Carrara marble and iridescent mosaic tiles
- Two main-level bedrooms, one with direct access to the remodeled hall bath with pedestal sink and whirlpool tub with overhead shower
- Main level sunroom with closet (used by seller as a bedroom)
- Lower-level family room (or 3<sup>rd</sup> bedroom) has a wall of custom cherry cabinetry with integrated Murphy bed and bar area with wine storage, sink, and mini refrigerator; a French door opens to the shared rear garden with large patio and deck
- Full bath with tiled shower and pedestal sink serves the lower level
- Shared garage, with direct access to the home, with parking for one car plus exclusive-use laundry area and storage room
- See Listing Agent regarding HOA fee

**Offered at \$1,900,000**

For additional photos please visit: [www.64-7thAve.com](http://www.64-7thAve.com)



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