



2232 JACKSON STREET, SAN FRANCISCO

BEAUTIFULLY RENOVATED PACIFIC HEIGHTS VICTORIAN

Enjoying a superb Pacific Heights address, this classic Victorian is bestowed with the refined grace and character that comes through the passage of time. Built in the late 1800s, the home has been extensively renovated with an ambiance that is elegant, stylish, and timeless. Elevated above the street, a unique and charming front yard – one of two delightful places for outdoor living – is a welcome introduction. Inside, tall ceilings with classic crown moldings, herringbone-patterned hardwood floors, and a neutral color palette combine for a setting that is ready for any personal style of furnishings and art. Significant custom built-ins are as beautiful as they are functional, and designer lighting provides the perfect hue for evening enjoyment. Beyond the formality of the living room and dining room, a gourmet kitchen at the rear of the home presents with an array of professional-quality appliances and ample room for friends and family to join in with the chef.





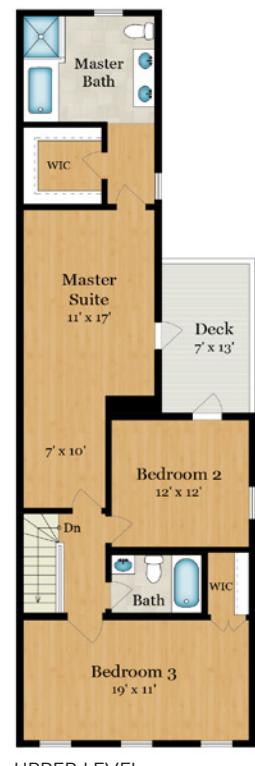
Al fresco dining and outdoor entertaining unfolds on a beautiful garden terrace bordered by flowering gardens and sheltered by the detached garage, which offers convenient access from a private alley. Three bedrooms are traditionally arranged on the upper level highlighted by a spacious master suite with private deck for morning coffee, fully customized walk-in closet, and marble bathroom. Rounding out the appeal of this special home is its location just one block from Fillmore Street for shopping and dining, two blocks to Alta Plaza Park or Lafayette Park with excellent recreational facilities, and proximity to some of San Francisco's finest schools. Designer interiors, enchanting outdoor spaces, and ideal location – this is distinguished City living.

SUMMARY OF THE HOME

- Circa 1875 Victorian fully renovated with highest-quality designer style
- Two levels with 3 bedrooms and 2.5 bathrooms
- Inviting elevated front entrance with level yard surrounded with carved balustrade railings, manicured hedges, and a vine-covered pergola that provides added privacy from the street
- Front door beneath an arched transom opens to a traditional foyer; crown moldings and hardwood floors are introduced and continue throughout most of the home; discreetly concealed storage closets beneath the staircase line the central hallway
- Elegant formal living room has herringbone-patterned hardwood floors, which continue into the dining room, a gas-log fireplace outlined in marble and traditional mantelpiece, and an oval chandelier; library/display shelves with art lighting wrap around two corners of the room
- Well-appointed formal dining room has French doors to a spacious wrap-around terrace for al fresco dining; entire wall of custom cabinetry for dish, crystal, and linen storage also integrates a bar with wine refrigerator and mirrored wall to showcase glassware
- Guest powder room offers a period-style pedestal sink, striated wallcovering, and brick-set marble mosaic floor
- Stunning chef's kitchen has custom cabinetry in contrasting hues, including peninsula counter seating, limestone slab counters with mosaic tile backsplashes, and travertine floors; casual dining area has floor-to-ceiling windows on two walls and a French door to the terrace and detached garage
- Quality stainless steel appliances include a Wolf gas range with 6 burners and grill, Bosch dishwasher, Sub-Zero French door refrigerator, and separate Sub-Zero freezer fully concealed with cabinetry; an Asko washer and dryer are at one end of the room
- Upper-level master suite features a French door to a deck overlooking the garden terrace, chandelier lighting, and a customized walk-in closet; large en suite all-marble bath has heated towel rack, a dual-sink vanity, tub, and frameless glass shower; an inlay of marble hex tile mosaics creates a "carpet" on the floor
- Two additional upstairs bedrooms with ample closet space and center light; one room also features a French door opening to the rear deck shared with the master suite
- Serving the two bedrooms is a beautifully appointed bathroom with solar tube lighting, basket-weave marble floor, granite-topped vanity, and tub with overhead shower surrounded in glazed tiles
- Spacious garden terrace for outdoor living is finished with brick paver stones and outlined with manicured hedges, flowering foliage, and mature trees; lining one end of the terrace, and providing added privacy, is the detached, oversized, one-car garage accessed from a rear alley



DETACHED GARAGE



UPPER LEVEL

MAIN LEVEL

Offered at \$3,700,000

For additional photos please visit: www.2232Jackson.com



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