

2208-2210 BRODERICK STREET, SAN FRANCISCO

Summary of the Home

- Newly renovated and reconfigured residence in the heart of Pacific Heights close to Alta Plaza Park and Fillmore Street
- Two legal units currently a 4-level residence (with potential for a 3-level home plus separate bedroom suite)
- 5 bedrooms and 4.5 baths with approximately 3,935 square feet of living space (per floor plan artist)
- All-new exterior with stairs from the street to an elevated front portico, all finished in Connecticut bluestone
- Traditional foyer introduces the crisp white millwork and quarter-sawn oak floors that continue throughout most of the main level; a skylight provides abundant natural light
- Formal living room spans the front of the home with dual French doors opening to balconettes; wiring for media and surround sound; gas-log fireplace outlined in Calacatta marble is flanked by recessed display shelves
- Retractable doors in the living room conceal a wet bar with Calacatta marble counter, mirrored wall with glass shelves, and Sub-Zero wine cooler
- Formal dining room has crown moldings, sound speakers, and a retro modern chandelier
- Stunning chef's kitchen with Craftsman-style cabinetry topped in Carrara marble slab and full-height backsplashes; built-in banquettes on two sides define a casual dining area; a French door opens to steps down to the rear garden
- Stainless steel appliances include: 48-inch Wolf gas range with 8 burners and 2 ovens; high-end Bosch dishwasher; 48-inch Sub-Zero refrigerator
- Upstairs master bedroom suite has carpet, a private balcony deck with city vistas to the south and east, and two sets of customized double-door closets; the all limestone and Calacatta marble bath has two additional closets, a dual-sink vanity, freestanding soaking tub, frameless glass shower, and private commode room with built-in storage cabinets
- Two additional bedrooms on the second floor master suite level are served by a marble-finished bath with honeycomb mosaic floor and tub with overhead shower and partial glass enclosure
- Upper-most level comprises a flexible-use room suitable for a bedroom suite or family/recreation room with vaulted ceilings, windows on three walls, city views to the south and east, and two good-sized closets; an en suite marble bath has honeycomb tile floor, custom vanity, and a large shower for two
- Lower-most level, with access from foyer and directly from the street, includes an office/exercise room with concealed laundry area (hook-ups only) and sink, a media/family room (or bedroom suite) with rear garden access, a kitchen with Wolf induction cooktop, Bosch dishwasher and microwave, and Sub-Zero mini refrigerator, plus a full bath with tiled shower
- Attached 2-car tandem garage wired for EV charging
- Private rear yard with Connecticut bluestone patio, everlasting lawn, and perimeter gardens
- Behind the scenes, new infrastructure including plumbing, electrical, and radiant heat
- Other features include: guest powder room with pedestal sink; auto lighting in all closets; upstairs laundry area with LG washer/dryer, sink, and Calacatta marble folding counter; remote-control operated skylight in stairwell; 8-foot-tall interior doors; Baldwin hardware; Nest doorbell and security with touch-screen control; programmable RadioRA lights; new Marvin windows in almost every room; Lefroy Brooks and Dornbracht fixtures
- Conveniently located 2 blocks from Alta Plaza Park for tennis and recreation, 4 blocks from the Presidio, a 1,500-acre national park with golf course, top-notch hiking, biking, and running trails, plus minutes to the shops, cafes, and neighborhood services of vibrant Fillmore Street and the Divisadero Corridor; and within close proximity to some of the City's finest private schools

Offered at \$6,450,000

For additional photos please visit:

www.2210Broderick.com



Committed to Client Success

Steven M. Gothelf

415.345.3063

CalBRE# 00709006

sgothelf@pacunion.com

stevegothelf.com

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