



2440 WASHINGTON STREET

Pacific Heights | San Francisco
Presented by Steve Gothelf

PACIFIC HEIGHTS VICTORIAN ON WIDE LOT



Enjoying a superb Pacific Heights address, this classic light-filled Victorian has been extensively updated and expanded with an ambiance that is luxurious and stylish. Timeless interiors include tall ceilings with classic crown moldings, original medallions, and beautiful hardwood floors. The home takes full advantage of its extra-wide lot of 34 feet while still enjoying a spacious garden patio to one side and a large private deck off the master suite.





Beyond the formality of the living room, parlor, and dining room, a gourmet kitchen at the center of the home opens fully to an inviting family room for 21st century living. Three en suite bedrooms, plus a fourth bedroom, playroom/office, and half-bath are arranged over the two levels. Rounding out the appeal of this very special home is its premier location one-half block from Fillmore Street for shopping and dining and one to two blocks to excellent recreational facilities at Alta Plaza Park and Lafayette Park.

Offered at \$4,500,000





SUMMARY OF THE HOME

Nicely updated and expanded single-family home in Pacific Heights

Extra-wide 34-foot lot with spacious garden patio spanning one side of the home

Superb location one-half block to Fillmore Street shopping and dining and one block to Alta Plaza Park for recreation and 2 blocks to La Fayette Park

4 bedrooms, office, and 3.5 baths

Approximately 3,330 square feet (per floor plan developer)

Elevated front entrance opens to a classic foyer and connecting hallway

Hardwood floors and extensive millwork throughout

Living room with signature bay window and adjoining parlor with focal-point fireplace and patio access

Formal dining room with elaborate wainscot and solid Carrara marble fireplace

Remodeled kitchen has granite slab counters, tiled backsplashes, and breakfast bar seating

Stainless steel appliances include a Thermador gas cooktop, two Thermador ovens, Bosch dishwasher, and Sub-Zero refrigerator

Family room, fully open to the kitchen, has extensive built-ins for library and media needs, plus two closets, one currently customized for office use; French doors open to a large garden patio that spans the side of the home

Main-level bedroom with French door to the patio and en suite bath with tiled walls, automated commode, and shower with track-hung glass doors

Spacious upstairs master bedroom suite opens to a large private deck and has a remote-controlled fireplace, multiple closets, automated shades, and Carrara marble bath with separate vanities, clawfoot tub, shower for two, and glass-enclosed automated commode room

Completing the upper level is a middle bedroom with fireplace and en suite bath with shower, a third bedroom with front bay window, plus a flexible-use room ideal for an office, playroom, or nursery

Concealed laundry area on upper level; convenient rear staircase; two off-street parking spaces

For additional photos please visit: www.2440WashingtonStreet.com



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