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**Andrew Herrera II**

Berkshire Hathaway HomeServices

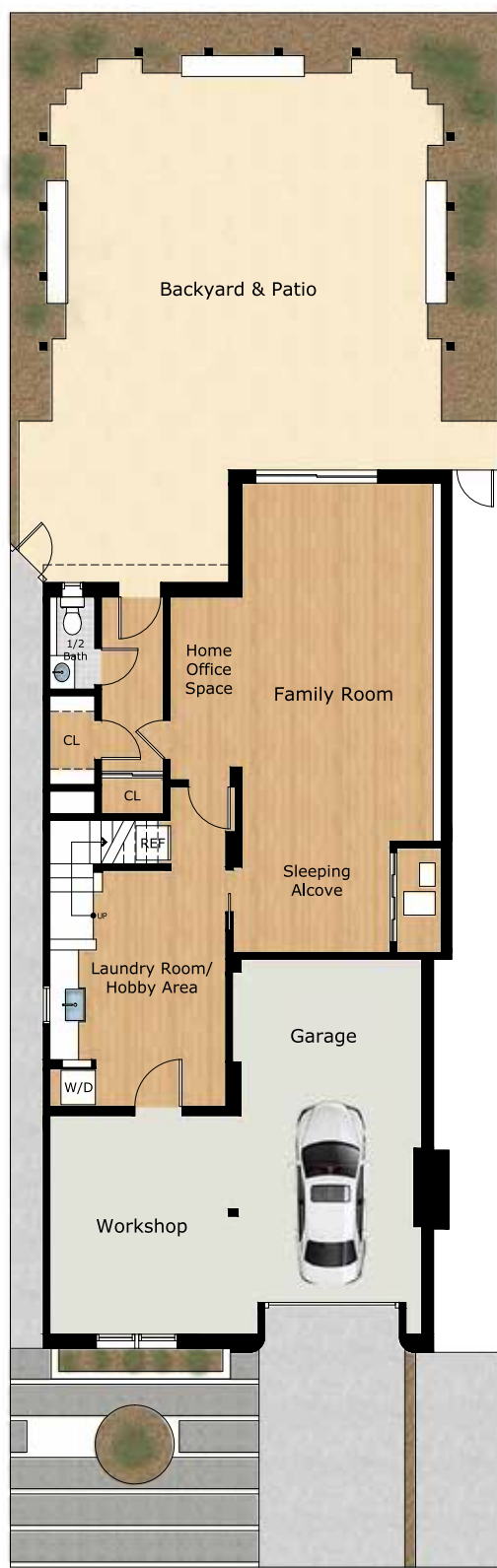
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LOWER LEVEL



MAIN LEVEL

BERKSHIRE HATHAWAY HomeServices

LUXURY *Collection*

677 Portola Drive  
San Francisco, CA 94127

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Andrew Herrera II presents...



176 Merced Avenue  
- FOREST HILL EXTENSION -





### Forest Hill Extension Fantastic Mid-Century Modern Home!

This wonderful Mid-Century Modern home built in 1950 is tucked away on a prime tree-lined block in the heart of the neighborhood, close to West Portal Village shops, restaurants and Muni station! An inviting walkway leads to a side portico with avant-garde “glass block” windows and into a gracious foyer with coat closet. The terrific light-filled living room boasts a wood-burning fireplace with floor-to-ceiling custom painted brick surround, classic tray ceiling with recessed lighting, huge picture window and gleaming hardwood floors. The large, open dining room with striking light fixture and picturesque neighborhood outlooks is perfect for entertaining! The beautifully remodeled gourmet kitchen with breakfast bar showcases all stainless steel appliances including a six-burner gas stove with hood, dishwasher and refrigerator, Carrara quartz counters and custom cabinets with pantry and slow-close drawers. A light-filled hallway with big skylight leads to the home’s private living quarters.



The spacious master bedroom with walkthrough closet and two built-in chests of drawers opens into the magnificent remodeled bath with heated floors, dual vanity sink and giant walk-in shower with built-in seating. The second good-size bedroom with great views to the romantic garden and hallway access to the full bath ends this floor. The lower level features an extraordinary family room with home office space and sleeping alcove, half bath, gigantic laundry room/hobby area with farm sink and a convenient workshop area. The stunning, walk-out level park-like landscaped backyard with enormous “cobblestone” paver patio, three pergolas with built-in benches and mature colorful plantings, including palms, Spanish lavender and bougainvillea completes this truly special home!

### Main Features

- ◆ 2 large bedrooms
- ◆ 1 1/2 remodeled baths
- ◆ Spacious living room
- ◆ Wood-burning fireplace
- ◆ Open dining room
- ◆ Gourmet kitchen
- ◆ Breakfast bar
- ◆ Huge family room
- ◆ Office space
- ◆ Guest sleeping alcove
- ◆ Laundry/hobby room
- ◆ Huge, level landscaped backyard
- ◆ Pergolas, built-in benches
- ◆ Workshop, ample storage
- ◆ Large parking garage

Offered at \$1,475,000

