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Berkshire Hathaway HomeServices

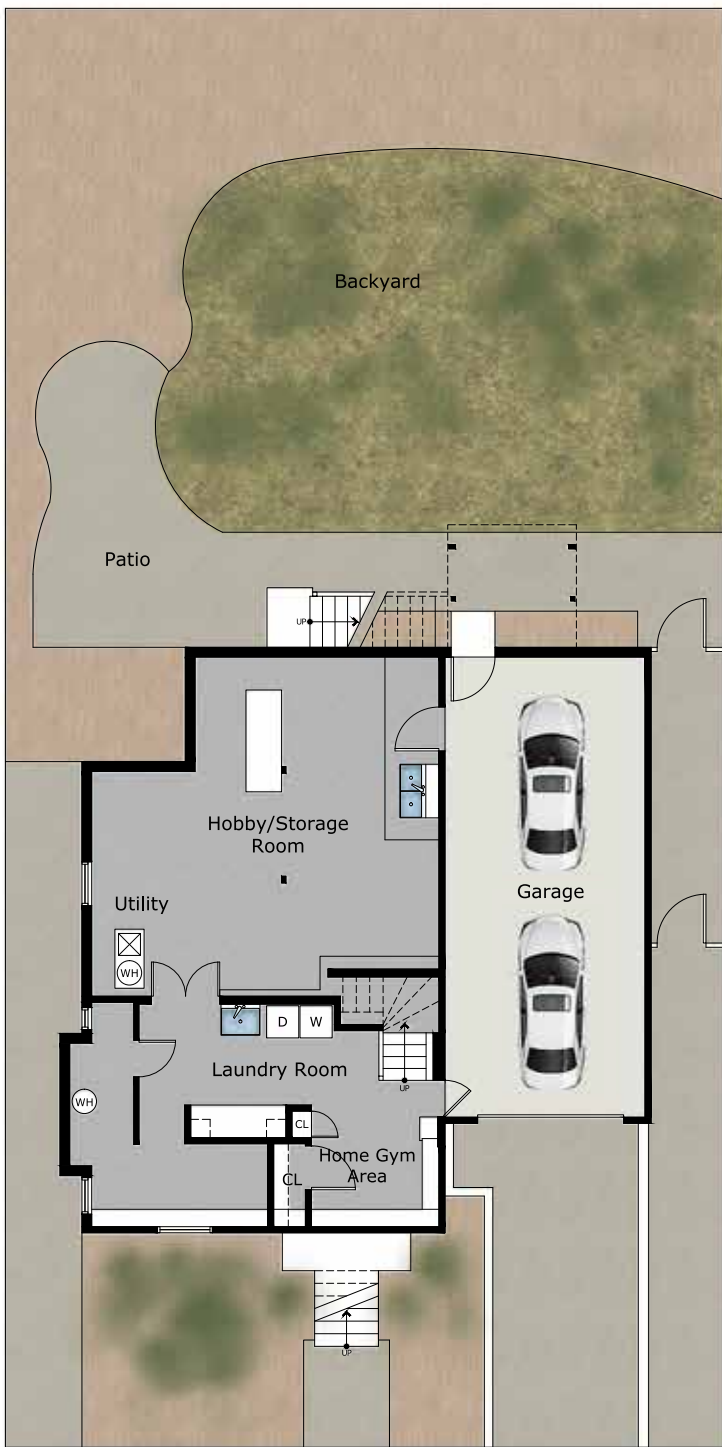
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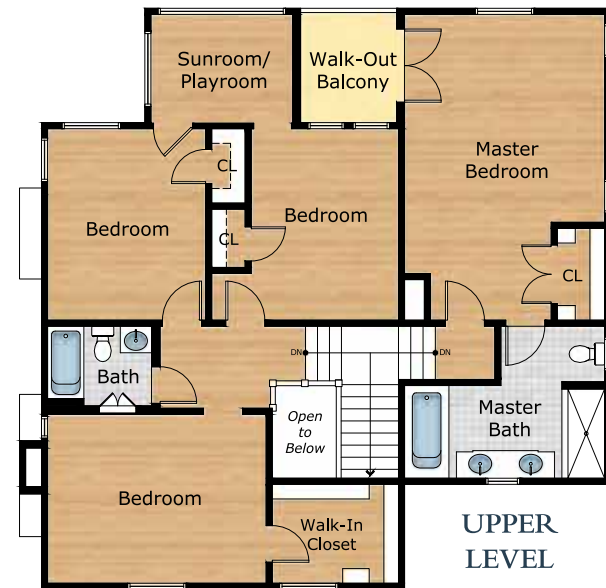
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LOWER LEVEL



MAIN LEVEL



UPPER LEVEL

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BERKSHIRE HATHAWAY HomeServices

LUXURY *Collection*

677 Portola Drive  
San Francisco, CA 94127

Andrew Herrera II presents...



120 Merced Avenue

- FOREST HILL EXTENSION -





**Forest Hill Extension Classic Edwardian View Home!**

This phenomenal Traditional view home built in 1915 with attractive exterior “Egg & Dart” moldings and charming flower window boxes is set back on an amazing tree-lined block in the heart of the neighborhood, close to West Portal Village shops, restaurants and Muni station! The inviting garden entrance leads to the distinguished two column arched portico with notable original copper front door and into an impressive foyer with magnificent open-banister staircase and convenient coat closet. The exquisite formal living room boasts a wood-burning fireplace with handsome mantel and tile surround, built-in glass shelves, wide-cut moldings, recessed lighting and extraordinary hardwood floors. The banquet-size formal dining room with striking light fixture, French doors and views to the garden is perfect for entertaining! The spectacular gourmet kitchen showcases top-of-the-line appliances including a Bosch five-burner gas stove with Miele hood, Bosch built-in double-oven, Thermador warming drawer, Bosch dishwasher, Sub-Zero refrigerator and GE Monogram wine refrigerator, granite counters, custom cabinets with pantry and a spacious breakfast area with built-in banquette. The huge family/media room with built-in entertainment center and second wood-burning fireplace, and a snazzy powder room end this floor.



The gorgeous open-banister staircase with enormous skylight and keen carpet runner ascends to the home’s private living quarters. The sumptuous master bedroom suite with walk-out balcony overlooking the manicured grounds features a large walk-in closet with built-in pull-down shoe racks and a huge, luxurious en-suite marble bath with dual vanity sink, big walk-in shower and a separate soaking “bubble” tub. Three additional good-size bedrooms, a light-filled sunroom/playroom and a whimsical tiled full bath with shower over tub end this floor. The lower level includes a terrific laundry room with LG washer and dryer, utility sink, folding table and storage, a home gym area and a gigantic hobby/storage room and/or wine cellar. The pleasant walk-out deck with back-lit staircase and the remarkable park-like level landscaped backyard with tradesman’s entrance, flagstone patio, sweeping lawn and mature plants and trees complete this truly special home!

**Main Features**

- ◆ 4 bedrooms
- ◆ 2 1/2 baths
- ◆ Formal living room
- ◆ Formal dining room
- ◆ 2 wood-burning fireplaces
- ◆ Gourmet kitchen
- ◆ Breakfast area, built-in banquette
- ◆ Family/media room
- ◆ Playroom/sunroom
- ◆ Laundry room
- ◆ Home gym area
- ◆ Hobby/storage/wine room
- ◆ Landscaped backyard
- ◆ Flagstone patio, potting table
- ◆ 2 car parking garage



*Offered at \$2,795,000*