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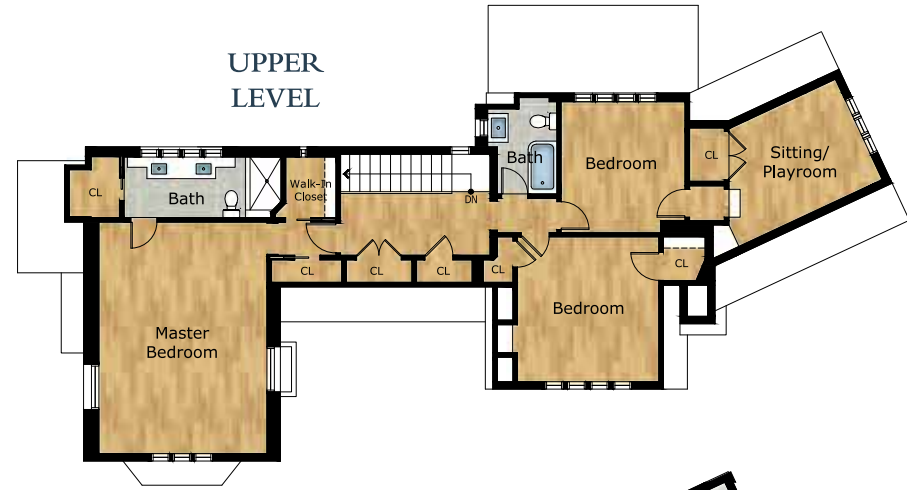
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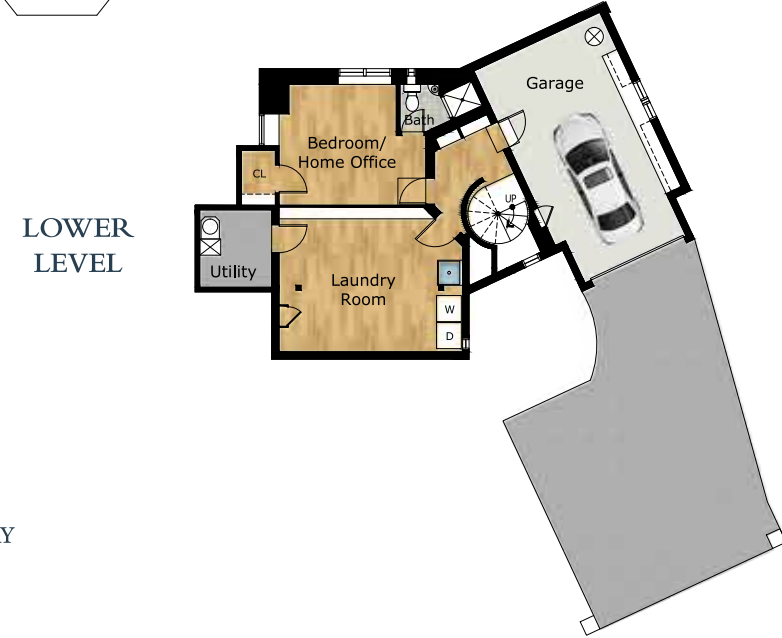
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MAIN LEVEL



UPPER LEVEL



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Andrew Herrera II presents...



196 Castenada Avenue  
- FOREST HILL -



## Forest Hill Majestic English Tudor Home!

This grand, signature English Tudor home built in 1923 is prominently situated upon a gentle knoll on an impressive corner lot, close to Forest Hill Muni station and J.P. Murphy Park! An amazing garden entrance with inviting klinker brick walkway bordered by a boxwood hedge, rose trees and sweeping lawn leads to a distinctive veranda with ten undereave gargoyles and an imposing archway with notable front door and into a spectacular lobby-like greeting hall with leaded glass windows, carved shutters and coat closet. The remarkable formal living room with handsome arched double doors and hand-hewn open-beam ceiling boasts a stately wood-burning fireplace with original stone surround, period wall sconces, large floor-to-ceiling leaded glass bay window, exquisite library alcove with built-in bookshelves, and French doors that open to a wonderful walk-out patio. The magnificent banquet-size formal dining room with tile floors, arched double doors, open-beam ceiling, wood-burning fireplace with stone surround, gorgeous stained-glass windows and striking crystal chandelier is perfect for entertaining! The luxurious gourmet kitchen with huge work-island and overhead pendant lights showcases all stainless-steel appliances including a Thermador six-burner gas range, microwave, Sub-Zero refrigerator and Miele dishwasher, granite counters, double stainless-steel sink, separate prep sink, custom wood cabinets and a clever pull-out pantry console.



The large, adjacent family room with direct access to the walk-out backyard features a gas fireplace with mosaic tile surround, built-in entertainment center, dry bar with secret storage and a separate wine rack cabinet. A convenient powder room with chic pedestal sink finishes this floor. The classic staircase with stunning leaded glass picture window and views to the garden ascends to the upper level landing with hallway, huge linen closet and the home's private living quarters. The extraordinary master bedroom suite with fabulous views of hills and trees enjoys a Juliette balcony, two closets and a sumptuous en-suite marble tile bath with dual vanity sink, handy pull-out laundry bin, big walk-in shower with multiple water features and a stylish walk-in closet with custom organizers. Two additional good-size bedrooms, a spacious step-down sitting/playroom with views from Sutro Tower to Twin Peaks, and a terrific tile bath with shower over tub, pedestal sink and views to the garden end this floor. A snazzy spiral staircase descends to the lower level with ante-foyer and built-in bookshelves, a fourth bedroom/home office with en-suite bath, and a gigantic laundry room with washer, dryer, utility sink and ample storage. The phenomenal park-like landscaped backyard with tradesman's entrance, deck, gas barbecue, brick patio, lush garden, decorative fountain, seating area, walking paths and arbor completes this truly special home!

### Main Features

- ◆ 4 bedrooms
- ◆ 3 1/2 baths
- ◆ Formal living room
- ◆ Library alcove
- ◆ Formal dining room
- ◆ 3 fireplaces
- ◆ Hardwood floors
- ◆ Open-beam ceilings
- ◆ Leaded glass windows
- ◆ Gourmet kitchen
- ◆ Work-island/breakfast bar
- ◆ Family room
- ◆ Entertainment center
- ◆ Dry bar, wine cabinet
- ◆ Sitting room/playroom
- ◆ Laundry room, utility sink
- ◆ Ample storage, workbench
- ◆ Walk-out deck, gas barbecue, patio
- ◆ Park-like landscaped backyard
- ◆ Parking garage

Offered at \$3,695,000

