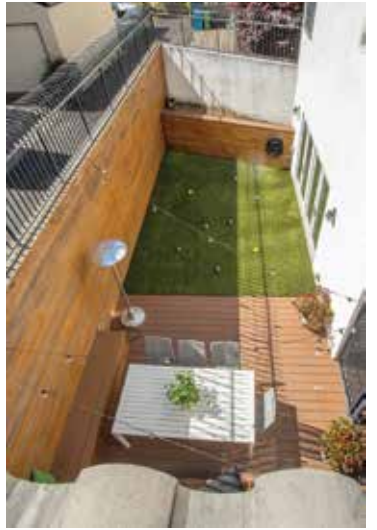




Exclusively offered by:
Andrew Herrera II
 Berkshire Hathaway
 HomeServices'
 Top Producing Agent
 (415) 564-9777
 CalBRE # 01199229

Andrew@AndrewHerrera.com
 www.AndrewHerrera.com



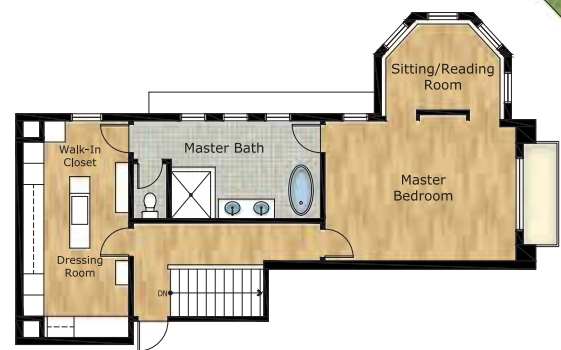
BERKSHIRE HATHAWAY
 HomeServices
 LUXURY
*Collection*SM
 677 Portola Drive
 San Francisco, CA 94127



LOWER LEVEL



MAIN LEVEL



UPPER LEVEL

©2023 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity.

Andrew Herrera II presents...



121 Junipero Serra Boulevard
 -BALBOA TERRACE-



Balboa Terrace Stately Spanish Mediterranean View Home!

This magnificent remodeled Spanish Mediterranean view home built in 1924 is proudly situated on nearly a 1/4 acre facing a wonderful lush promenade with sweeping lawns and trees, close to West Portal Village shops, restaurants and Muni Station! A majestic circular driveway leads to a grand staircase with wrought iron railings and up to impressive double doors that open into a gracious foyer. The remarkable formal living room with vaulted ceiling and recessed lighting boasts an imposing fireplace with gorgeous mantel surround, classic built-in window seat, handsome wall panels, crown moldings and gleaming hardwood floors. The formal dining room with big picture windows, walk-out “Juliette” balcony and striking chandelier is perfect for entertaining! The state-of-the-art gourmet kitchen showcases Thermador stainless steel appliances including a six-burner gas range with oven, hood and pot filler, refrigerator and dishwasher, a built-in Miele microwave, granite counters, custom cabinets, breakfast bar, butler’s pantry and an adjacent powder room. Two huge bedrooms – one with a spacious sitting area and separate dressing room – and a fabulous “Jack and Jill” marble tile bath with onyx dual vanity sink and gigantic walk-in shower end this floor.



A wide, inviting staircase with large overhead skylight ascends to the private master suite level. This sumptuous retreat includes a spectacular bedroom with high ceiling, large windows and Pacific Ocean views, a luxurious marble tile bath with dual vanity sink, walk-in shower, deep soaking tub and water closet, a comfortable sitting/reading room and an enormous walk-in closet/dressing room with specialty built-ins, including shoe racks, pull-out drawers and a “department store counter” display case. The lower level features an incredible family/billiard room with huge wet-bar and separate wine lounge, a dedicated movie theater with cinema screen, home office, light-filled playroom with views to the garden, a marvelous en-suite guest quarters with full bath, convenient second powder room and a big laundry room with utility sink. An expansive rooftop terrace with views to a delightful greenbelt and a nicely landscaped backyard with artificial lawn and deck with built-in seating completes this truly sensational home!

Main Features

- ◆ 4 large bedrooms
- ◆ 3 full baths
- ◆ Sitting and dressing rooms
- ◆ 2 half baths
- ◆ Grand formal living room
- ◆ Formal dining room
- ◆ Classic fireplace
- ◆ Gourmet kitchen
- ◆ Breakfast bar
- ◆ Butler’s pantry
- ◆ Family/billiard room
- ◆ Enormous wet-bar
- ◆ Separate wine lounge
- ◆ Movie theater
- ◆ Home office
- ◆ Playroom
- ◆ Laundry room with utility sink
- ◆ Recessed lighting
- ◆ Pacific Ocean views
- ◆ Rooftop terrace
- ◆ Landscaped backyard
- ◆ Circular driveway
- ◆ 2 car side-by-side parking garage

Offered at \$4,650,000

