



LOWER LEVEL



MAIN LEVEL



Exclusively offered by:
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BERKSHIRE HATHAWAY HOMESERVICES | **FRANCISCAN PROPERTIES** SAN FRANCISCO, CA

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Andrew Herrera II presents...

255 Santa Ana Avenue
 - BALBOA TERRACE -



Balboa Terrace Storybook French Mediterranean View Home!

This exquisite French Mediterranean view home built in 1922 is nestled on a prime block in the heart of the neighborhood, close to West Portal Village! A beautiful garden entrance with sweeping lush lawn, mature robellini palm trees, blooming hydrangeas and an inviting walkway with lovely brick staircase leads to a wonderful portico entry with fifteen-pane beveled-glass front door and into a gracious foyer with original telephone alcove and convenient coat closet. The magnificent formal living room with gorgeous coved and recessed ceiling boasts a gas fireplace with period tile surround and mantel, handsome built-in bookcases, attractive light fixtures, classic moldings, gleaming hardwood floors and picture windows with delightful views of the Pacific Ocean. The banquet-size formal dining room with French doors, exotic wood paneling, large bay window and striking chandelier is perfect for entertaining!



The tastefully designed gourmet kitchen with adjacent breakfast room, built-in china hutch and separate pantry area with refrigerator showcases stainless-steel appliances including a Frigidaire Gallery five-burner gas rangetop with hood, separate GE oven, microwave and dishwasher, tile counters, designer-color painted wood cabinets and a rolling work island. A split-level staircase leads to the upstairs landing with hallway, linen closet and the home's private living quarters which consist of three spacious bedrooms – the master with bay window and views to the garden – and a huge vintage tile full bath with pedestal sink, snazzy medicine cabinet, cast-iron tub and a separate walk-in shower. The lower level includes an enormous “bonus” recreation room with laundry area, utility sink and workbench. The charming, wrap-around landscaped backyard with colorful plantings and paver patio completes this truly special home!

Features

- ◆ 3 bedroom
- ◆ 1 bathroom
- ◆ Formal living room
- ◆ Formal dining room
- ◆ Gas fireplace
- ◆ Hardwood floors
- ◆ Built-in bookcases
- ◆ Updated kitchen
- ◆ Breakfast room
- ◆ Built-in china hutch
- ◆ “Bonus” recreation room
- ◆ Laundry area with washer & dryer
- ◆ Landscaped yard and patio
- ◆ Spacious parking garage



Offered at \$1,895,000