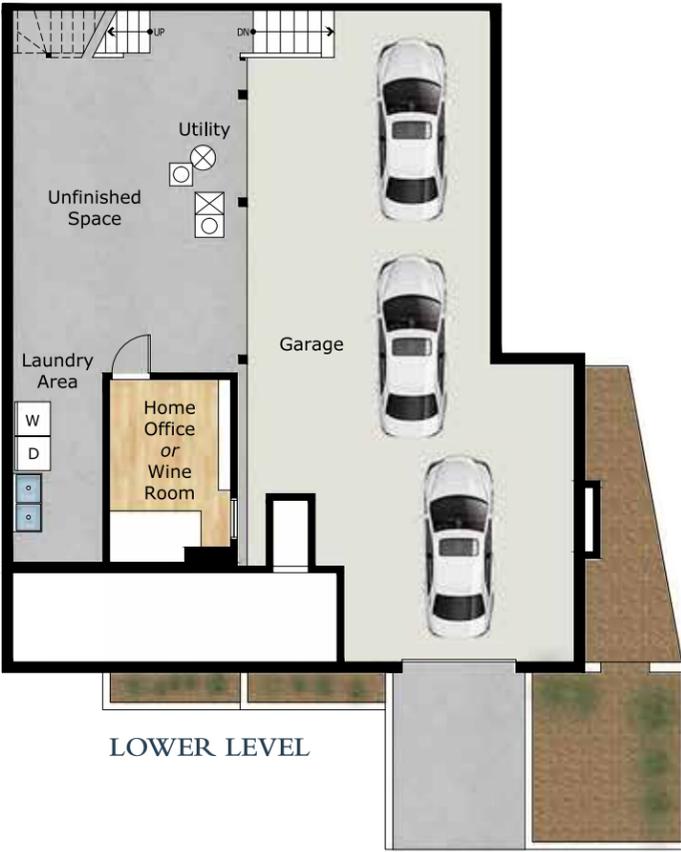




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Andrew Herrera II presents...



30 San Felipe Avenue
 - MONTEREY HEIGHTS -





Monterey Heights Exquisite Spanish Mediterranean Pacific Ocean View Home!

This handsome Spanish Mediterranean Pacific Ocean view home built in 1927 is tucked away on a wonderful block in the heart of the neighborhood, close to public transportation! An inviting garden entrance with attractive brick staircase and quintessential concrete park benches leads to an arched portico with notable front door and into an impressive foyer with coat closet. The magnificent formal living room with mahogany wood doors boasts an imposing wood-burning fireplace with original "Batchelder" tile surround, beautiful parquet hardwood floors, classic picture moldings, wall sconces, floor-to-ceiling French picture windows and a remarkable columned balcony with sweeping views from the Olympic Club and Harding Park to Lake Merced and the Pacific Ocean. The light-filled, banquet-size formal dining room with double doors and striking light fixture is perfect for entertaining! The updated kitchen with adjacent breakfast room and built-in china hutch features all Bosch stainless-steel appliances including a five-burner gas stove, dishwasher and refrigerator, granite counters and custom painted wood cabinets.



A gracious split-level staircase ascends to the upper level landing with hallway, linen closet and the home's private living quarters. This floor includes three large bedrooms – one with its own half bath and two with views to the Bay – and a vintage tiled full bath with separate shower and tub. The lower level consists of an unfinished family room space, a step-up home office or wine room with built-in bookshelves, a convenient laundry area with utility sink, huge crawl space for storage and an enormous three car parking garage. The terrific landscaped backyard with stepping stones, built-in seating and mature greenery completes this truly special home!

Main Features

- ◆ 3 bedrooms
- ◆ 1 1/2 bath
- ◆ Formal living room
- ◆ Formal dining room
- ◆ Wood-burning fireplace
- ◆ Decorative balcony
- ◆ Hardwood floors
- ◆ Remodeled kitchen
- ◆ Breakfast room
- ◆ Built-in china hutch
- ◆ Unfinished family room space
- ◆ Home office or wine room
- ◆ Laundry area, utility sink
- ◆ Landscaped backyard
- ◆ 3 car parking garage



Offered at \$1,795,000