



MAIN LEVEL



Exclusively offered by:

**Andrew Herrera II**

Berkshire Hathaway HomeServices

Top Producing Agent

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LOWER LEVEL



UPPER LEVEL

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**BERKSHIRE HATHAWAY** | **FRANCISCAN PROPERTIES**  
HOME SERVICES | SAN FRANCISCO, CA

Andrew Herrera II presents...



**81 Rosewood Drive**  
- MONTEREY HEIGHTS -





**Monterey Heights Magnificent French Mediterranean View Home!**

This stately Mediterranean view home built in 1927 is proudly situated on a wonderful tree-lined block in the heart of the neighborhood! A lovely garden entry with slate tile staircase leads to the classic portico entrance and into an impressive lobby-like greeting hall with convenient coat closet. The spectacular formal living room boasts an imposing wood-burning fireplace with handsome tile surround and mantel, expansive recessed five-panel picture window, exquisite wall sconces, intricate plaster moldings and gleaming parquet hardwood floors. The grand banquet-size formal dining room with enormous bay window, sweeping East Bay and water views, ornate plaster moldings, striking chandelier and terrific walk-out deck is perfect for entertaining! The delightful updated kitchen with separate breakfast room, bay window and classic built-in china hutch showcases all stainless steel appliances including a Forno Alta Qualita six-burner gas range, Carrara quartz counters, painted wood cabinets with fancy hardware and a nice pantry closet. A pleasant home office/menu-planning room with charming step-out balcony, a great half bath and a spacious mudroom with built-in ironing board and access to the backyard finish this level.



A splendid wrought iron open-bannister staircase with elegant carpet runner ascends to the upper level landing with linen and coat closets and the home's private living quarters. The incredible master suite with huge walk-in closet enjoys a tremendous dressing room with second large closet and a tiled full bath with pedestal sink. Two additional good-size bedrooms – both with big walk-in closets and panoramic views of the Bay, hills and trees – and a vintage tile full bath with shower over cast iron tub, pedestal sink and original built-in medicine cabinet end this floor. The lower level includes an au-pair/guest quarters with bath, closet and private entrance, a laundry area with utility sink and a vast workroom/exercise area with access to the yard. The fabulous landscaped backyard with tradesman's entrance, blooming garden, lush lawn and multiple patios completes this truly special home!

**Features**

- ◆ 3 large bedrooms + sitting room
- ◆ 3 1/2 baths
- ◆ Formal living room
- ◆ Wood-burning fireplace
- ◆ Banquet-size formal dining room
- ◆ Updated kitchen
- ◆ Huge breakfast room
- ◆ Home office/menu-planning room
- ◆ Bay windows
- ◆ Parquet hardwood floors
- ◆ Sweeping East Bay/water views
- ◆ Separate au-pair/guest quarters
- ◆ Mudroom, built-in ironing board
- ◆ Enormous workroom/exercise space
- ◆ Laundry area with utility sink
- ◆ 2 separate garages/3 car parking
- ◆ Landscaped backyard, patios, decks



*Offered at \$2,295,000*