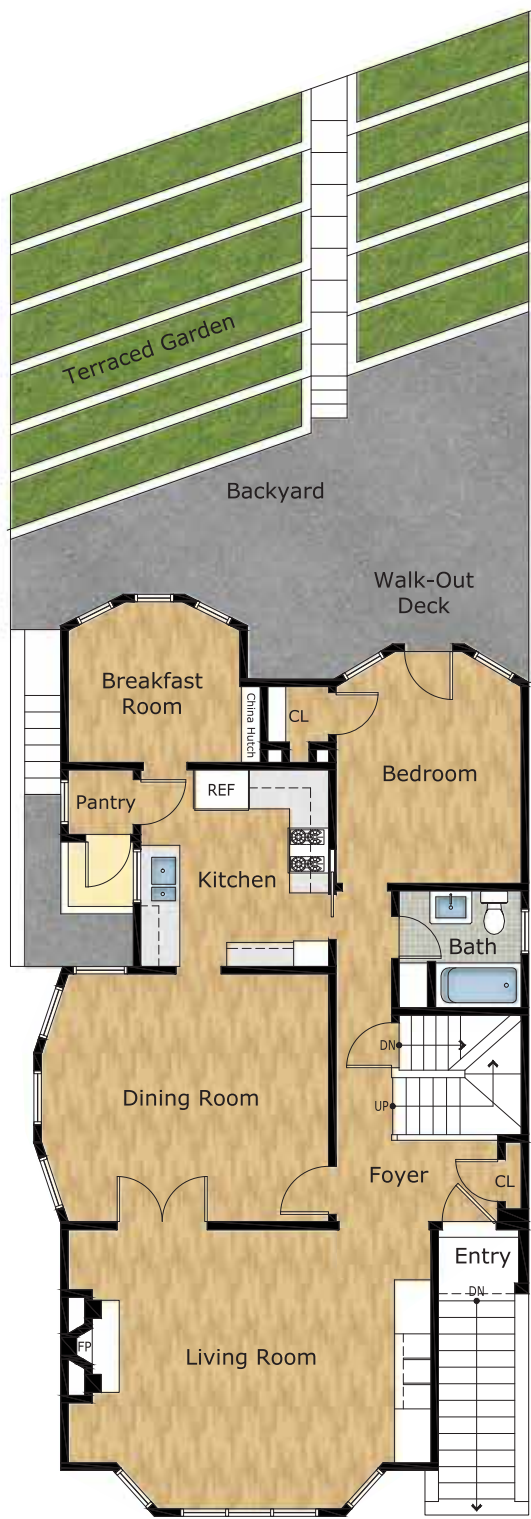
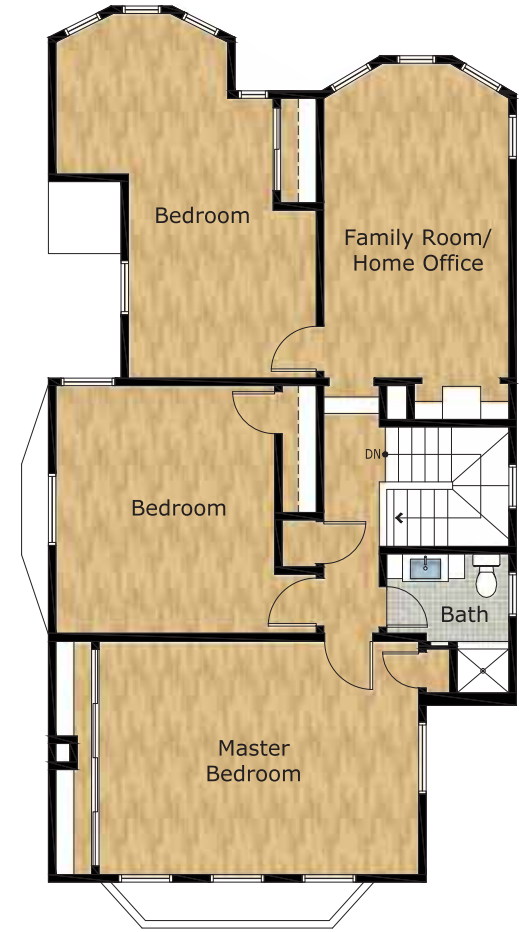


LOWER LEVEL



MAIN LEVEL



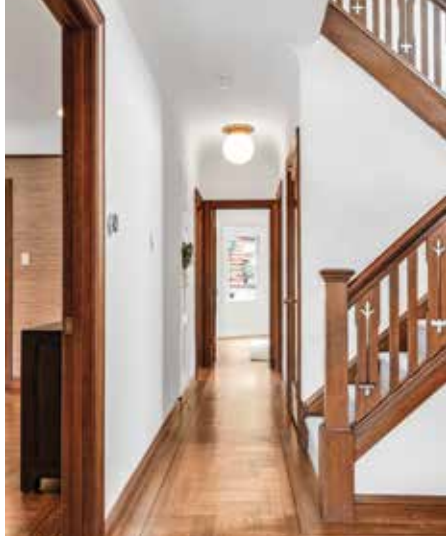
UPPER LEVEL

Andrew Herrera II presents...



715 Ulloa Street

- WEST PORTAL -



West Portal Magnificent Craftsman Home!

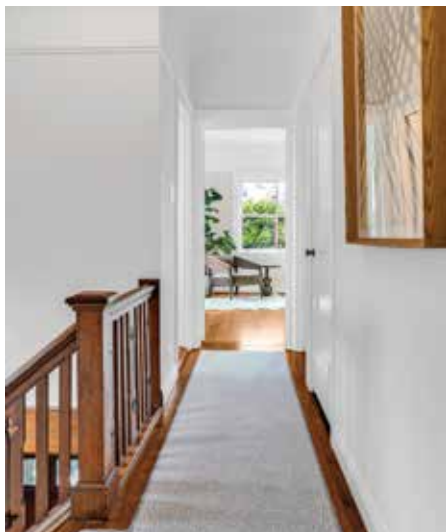
This impressive Craftsman home built in 1929 is tucked away on a wonderful block, just steps from West Portal Village shops, restaurants, coffee houses and Muni Station! A charming garden entrance with inviting walkway and brick staircase leads to a delightful portico with notable front door and into a gracious foyer with ideal center hall floor plan and convenient coat closet. The spectacular formal living room with high, coved ceiling and rich, classic woodwork boasts a gas fireplace with handsome stone mantel and surround, hardwood floors and an enormous bay window with picturesque outlooks of hills and trees. The splendid, banquet-sized formal dining room with original eight-paneled mahogany double doors, huge bay window, stylish wallpaper, chic wall sconces and striking chandelier is perfect for entertaining! The tastefully remodeled gourmet kitchen with separate, adjacent breakfast room and built-in china hutch showcases all stainless-steel appliances including a Dacor gas range with hood, Thermador refrigerator and Bosch dishwasher, granite counters with a snazzy ceramic pillow tile backsplash, custom-painted wood cabinets and a nice walk-in pantry. A pleasant guest bedroom that opens to a terrific walk-out deck and a full bath with a pedestal sink and shower over the tub end this floor.



The outstanding center hall, with period built-in telephone niche and gorgeous open-banister Arts & Crafts staircase ascends to the upper-level landing with linen closet and the home's private living quarters. The grand, light-filled master bedroom with wall-to-wall closet and custom built-in shelving features a bank of windows and sweeping views from the Pacific Ocean to Sutro Tower. Two additional good-sized bedrooms – one with garden views – a great family room/home office and a second full bath with big walk-in shower end this floor. The lower level includes a giant recreation/media room, separate laundry room with LG washer and dryer and a parking garage with wine storage, built-in cabinets and workbench. The fabulous, park-like landscaped backyard with tradesman's entrance, walkway, spacious deck, terraced garden and mature, colorful plants and trees completes this truly special home!

Features

- ◆ 4 bedrooms
- ◆ 2 full baths
- ◆ Foyer, center hall
- ◆ Formal living room
- ◆ Formal dining room
- ◆ Gas fireplace
- ◆ Gourmet kitchen
- ◆ Breakfast room
- ◆ Built-in china hutch
- ◆ Walk-in pantry
- ◆ Family room/home office
- ◆ Recreation/media room
- ◆ Laundry room
- ◆ Wine storage
- ◆ Tradesmen's entrance
- ◆ Walk-out deck
- ◆ Park-like landscaped backyard



Offered at \$2,295,000