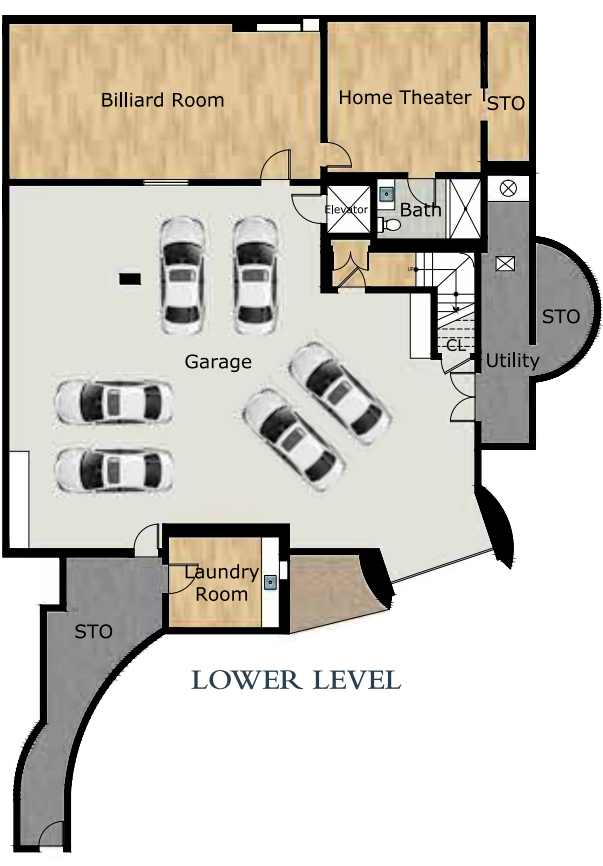




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**Andrew Herrera II presents...**



**168 Yerba Buena Avenue**  
**- MONTEREY HEIGHTS -**





**Monterey Heights Remarkable Contemporary Italian Mediterranean Pacific Ocean View Mansion!**

This phenomenal Contemporary Italian Mediterranean Pacific Ocean view estate is tucked away on nearly a quarter acre on a gated private drive, close to West Portal Village shops, restaurants and Muni station! A wonderful entrance with romantic waterfall and impressive stone staircase leads to the expansive triple-arched veranda with soaring glass-paneled double doors and into a lobby-like foyer with vaulted ceiling, spectacular doubleback staircase with open-banister railing, clerestory windows and a convenient coat closet. The bordering library/reception room which displays the original diorama (miniature model of the home) features a gas fireplace, handsome built-in bookshelves, writing desk and French doors that open to the walk-out terrace. The extraordinary formal living room with towering glass rooftop and electric sliding shades features a dramatic chandelier, elegant wall sconces and three sets of lofty French doors that open to the spacious walk-out patio. The sensational, light-filled formal dining room with tile floors, recessed lighting, striking light fixture and adjacent sitting room/cocktail lounge is perfect for entertaining! The magnificent gourmet kitchen with beautiful walk-out terrace, amazing Pacific Ocean views, adjoining great room with gas fireplace, flat screen television and turret-shaped breakfast area showcases all stainless-steel appliances including a gas Wolf range with fancy hood, Sub-Zero refrigerator, Miele dishwasher, Viking microwave and separate convection oven, granite counters with lunch bar and drop-down pendant lights, custom wood cabinets and a vast wall-to-wall pantry. A fabulous en-suite au-pair/guest quarters with French doors that open to the garden, a big laundry room with washer, dryer and utility sink and a snazzy powder room end this floor.



The grand staircase with classic runner and prominent light fixtures ascends to the upper level with tremendous landing, hallway and the home's private living quarters. The luxurious master bedroom suite with cupola sitting area, gas fireplace, flat screen television and built-in nightstands features a marvelous walk-in custom closet with built-in dressers, wardrobe and shoe cabinet, a sumptuous en-suite bath with dual vanity sink, "Jacuzzi" tub and separate walk-in shower and a delightful walk-out balcony with sweeping views to the Pacific Ocean. Three additional huge en-suite bedrooms – all with showers over tubs and one with a private walk-out terrace – end this floor. The lower level includes an enormous billiard room with accompanying pool table and storage cubicles, a home theater with movie screen, a sixth full bathroom, a second laundry room with utility sink and two good-sized storage rooms. The large, park-like landscaped backyard with tradesman's entrance, tool shed, gigantic patio, step-up garden with walking path and resplendent uplit wall fountain completes this truly special home!

**Main Features**

- ◆ 5 huge bedrooms
- ◆ 6 full baths, 1 powder room
- ◆ Foyer/greeting hall
- ◆ Formal living room
- ◆ Formal dining room
- ◆ Sitting room/cocktail lounge
- ◆ Library, built-in bookshelves
- ◆ 3 gas fireplaces
- ◆ Gourmet kitchen
- ◆ Breakfast area
- ◆ Family/great room
- ◆ Sweeping Pacific Ocean views
- ◆ 3 walk-out balconies
- ◆ Billiard room with pool table
- ◆ Home theater with movie screen
- ◆ Elevator to all floors
- ◆ 2 flatscreen televisions
- ◆ Recessed lighting throughout
- ◆ Built-in speakers throughout
- ◆ Security and intercom system
- ◆ 2 laundry rooms
- ◆ 2 giant storage rooms
- ◆ Landscaped backyard, patio
- ◆ 2 uplit fountains
- ◆ Gated driveway
- ◆ Electric golf cart
- ◆ 6+ car parking garage

*Offered at \$5,995,000*

