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Berkshire Hathaway HomeServices'

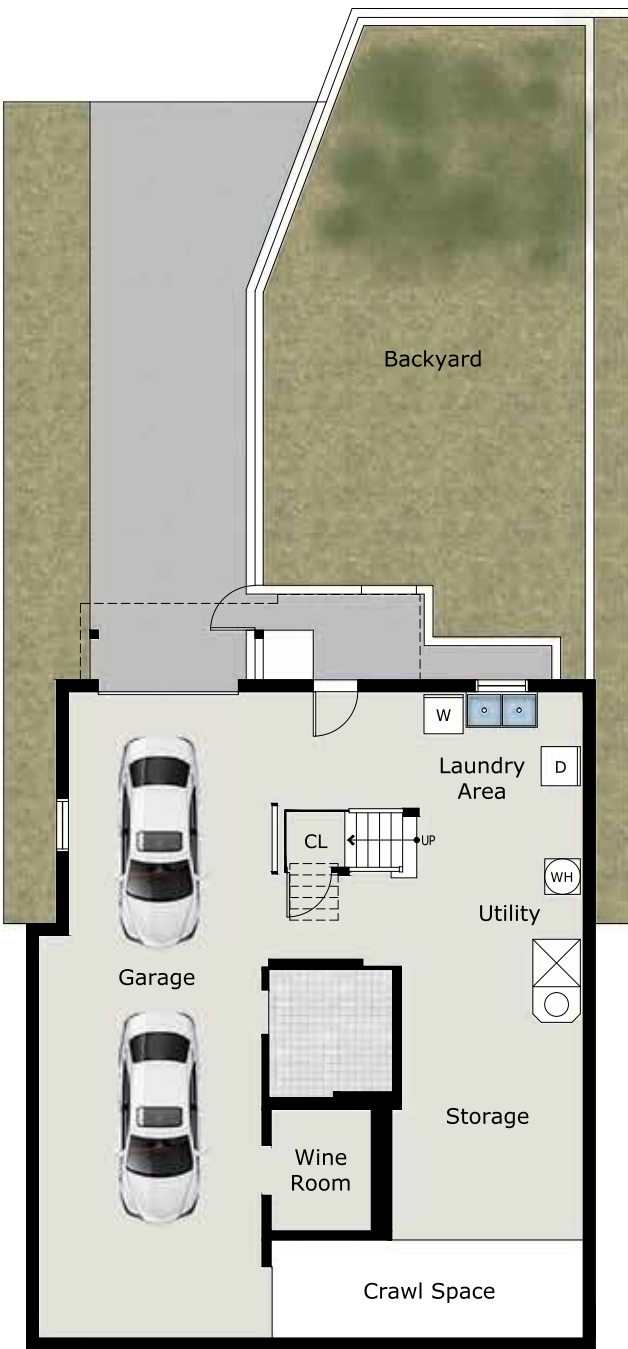
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LOWER LEVEL



MAIN LEVEL



UPPER LEVEL

BERKSHIRE HATHAWAY HomeServices

LUXURY *Collection*

677 Portola Drive
San Francisco, CA 94127

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Andrew Herrera II presents...



184 Aptos Avenue

- BALBOA TERRACE -



Balboa Terrace Classic Traditional Pacific Ocean View Home!

This charming Traditional two-story Pacific Ocean view home built in 1937 is nestled on a wonderful block facing Aptos Park and close to Lakeside Village shops, restaurants and convenient public transportation! The delightful garden entrance with inviting walkway and brick staircase leads to the romantic portico entry with notable front door and into a gracious foyer with center hall floor plan and original built-in bench with telephone wall display. The magnificent formal living room with high ceiling boasts a wood-burning fireplace with period mantel surround, wide moldings, gleaming random-plank hardwood floors and a picture window with views to the park. The exquisite formal dining room with handsome wainscoting, striking light fixture and adjacent enclosed sundeck is perfect for entertaining! The cheery updated kitchen with separate breakfast room and china alcove features all stainless-steel appliances, quartz counters, painted wood cabinets, pantry closet and pleasant outlooks to the garden. A study/fourth bedroom and a terrific vintage tile powder room end this floor.



The impressive curved open-banister staircase with tailored runner ascends to the upper level landing, expansive hallway, two linen closets and the home's private living quarters. The master bedroom suite with awesome views to the Pacific Ocean features a dressing room with built-in vanity and a vintage tile bath with nice pedestal sink and shower over a cast-iron tub. Two additional good-size bedrooms – each with a huge walk-in closet, one with a walk-out balcony overlooking the park and the other with a gorgeous stained-glass window – and a second splendid full bath end this floor. The enormous basement level includes a laundry area with washer, dryer and utility sink, wine room, ample storage and a two car tandem parking garage. The beautiful park-like landscaped backyard with sweeping lawn, mature yucca and maple trees, blooming hydrangeas and built-in park bench completes this truly special home!

Main Features

- ◆ 4 bedrooms
- ◆ 2 1/2 baths
- ◆ Formal living room
- ◆ Formal dining room
- ◆ Wood-burning fireplace
- ◆ Random-plank hardwood floors
- ◆ Updated kitchen
- ◆ Breakfast room
- ◆ Enclosed sundeck
- ◆ Walk-out balcony
- ◆ Pacific Ocean views
- ◆ Laundry area with washer and dryer
- ◆ Ample storage, wine room
- ◆ Park-like landscaped backyard
- ◆ 2 car tandem parking garage



Offered at \$1,895,000