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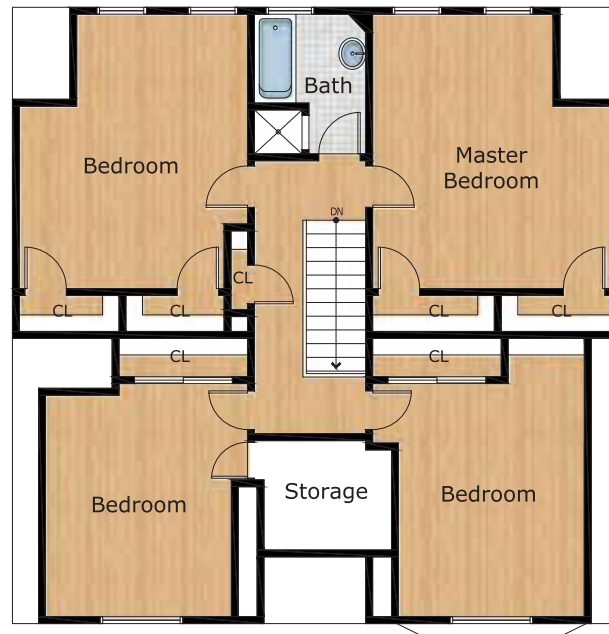


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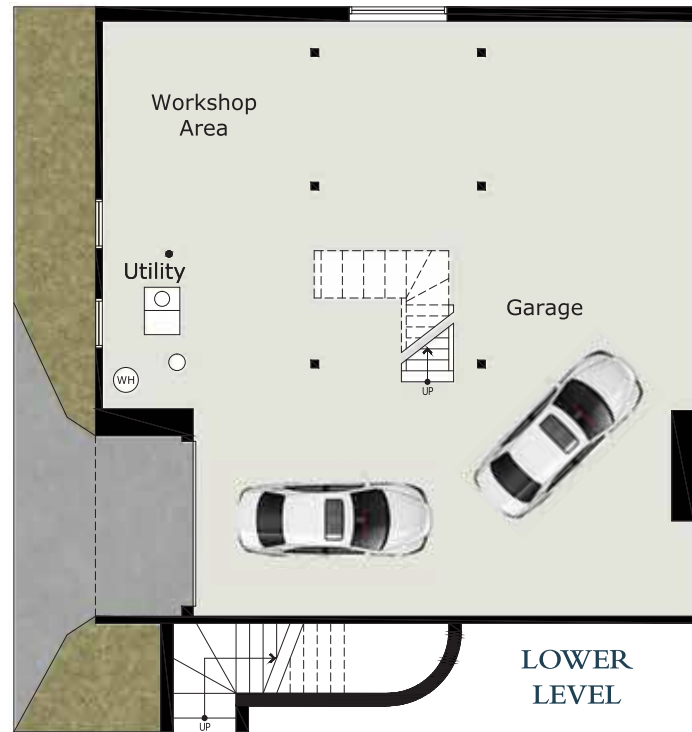
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MAIN LEVEL

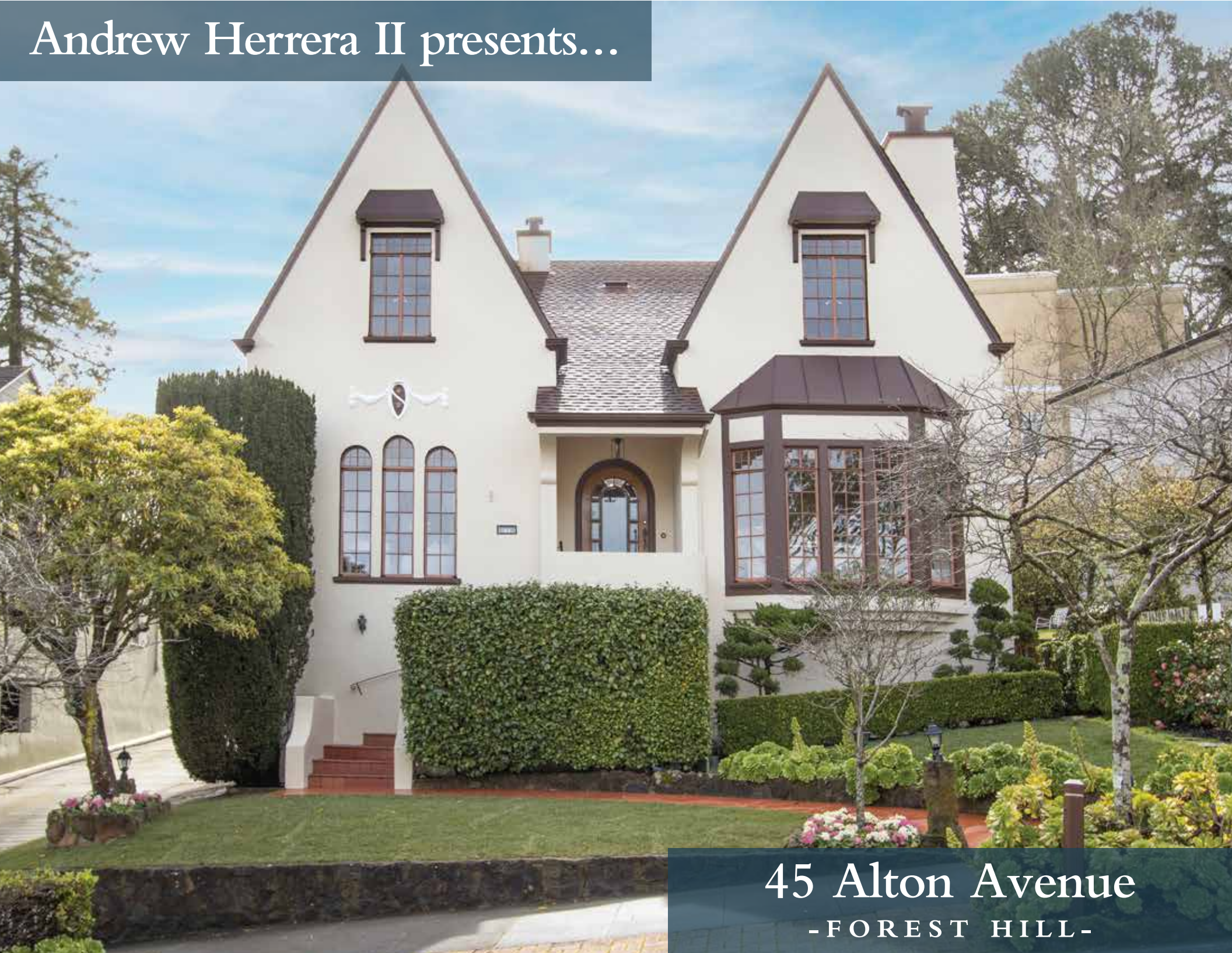


UPPPER LEVEL



LOWER LEVEL

Andrew Herrera II presents...



45 Alton Avenue
 - FOREST HILL -



Forest Hill Storybook English Tudor View Home!

This splendid English Tudor view home with double gable roof built in 1931 is tucked away on a wonderful block in the heart of the neighborhood, close to Forest Hill Station! An inviting, mature garden entrance with curved walkway, lush lawn, boxwood hedge, camellia trees, succulents and colorful flowers leads to an impressive portico with notable multi-paned beveled glass front door and into a spectacular foyer with exquisite period light fixture, classic open-banister wrought iron staircase and convenient coat closet. The magnificent formal living room with high ceiling and attractive picture moldings boasts a gorgeous wood-burning fireplace with original "Batchelder" tile surround, large bay window and gleaming parquet hardwood floors. The banquet-size formal dining room with arched entry, tray ceiling, intricate plaster moldings, striking chandelier and views to the garden is perfect for entertaining! The spacious updated kitchen with separate light-filled breakfast room showcases all stainless steel appliances including a gas range with griddle and oven, charming "vintage" cabinets with ample storage and pull-out breadboard, and an adjacent laundry room with washer and dryer. The terrific family room/5th bedroom with triple-arched window and a full bath with soaking tub, pedestal sink and classic medicine cabinet end this floor.



The elegant open-banister staircase with snazzy runner ascends to the upper level landing with skylight, hallway, linen closet and the home's private living quarters. The sumptuous master bedroom with coved ceiling enjoys panoramic views of Mount Davidson, hills and trees, a comfortable sitting area and two large walk-in closets. Three additional good-size bedrooms – all with varying views of either Sutro Tower, Twin Peaks or Mount Davidson – and a lovely tiled full bath with separate shower and tub end this floor. The basement level includes a workshop area with built-in storage and a two car parking garage. The fabulous two-tiered park-like landscaped backyard with stone walls, expansive patio, sweeping lawn, fruit trees, park benches and tradesman's entrance completes this truly special home!

Main Features

- ◆ 4 bedrooms
- ◆ 2 full baths
- ◆ Spacious foyer
- ◆ Formal living room
- ◆ Formal dining room
- ◆ Wood-burning fireplace
- ◆ Hardwood floors
- ◆ Family room/5th bedroom
- ◆ Updated kitchen
- ◆ Breakfast room
- ◆ Laundry room
- ◆ Ample storage
- ◆ Full basement, workshop area
- ◆ Landscaped backyard, patio
- ◆ 2 car parking garage



Offered at \$2,695,000