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**Andrew Herrera II**

Berkshire Hathaway HomeServices'

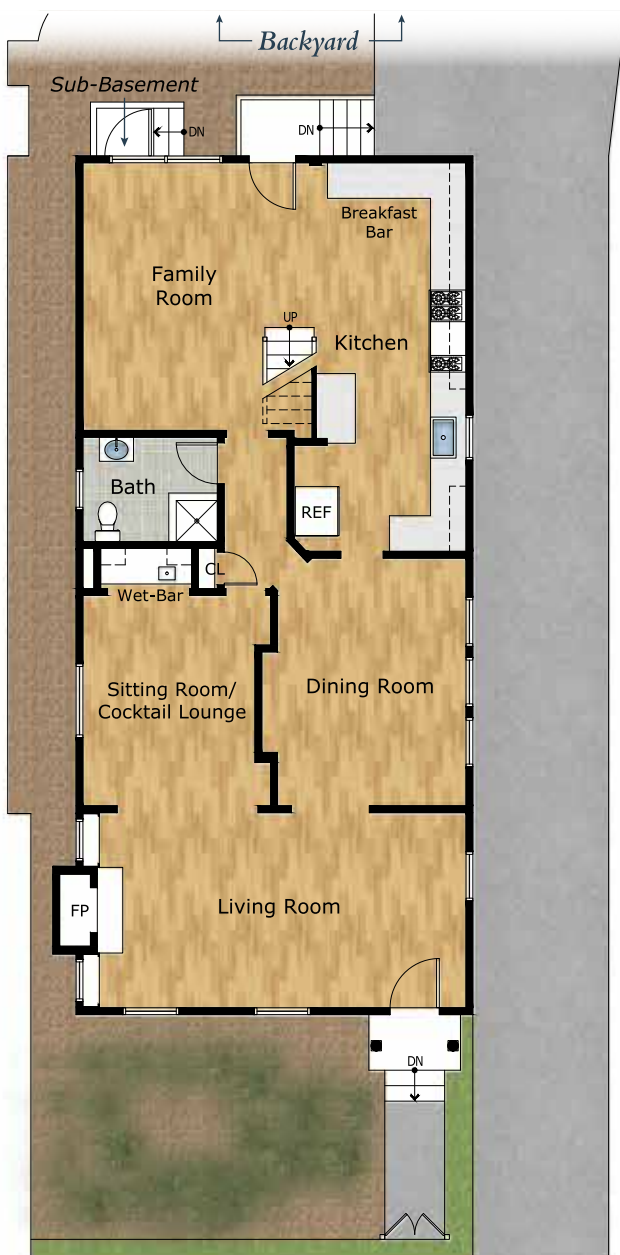
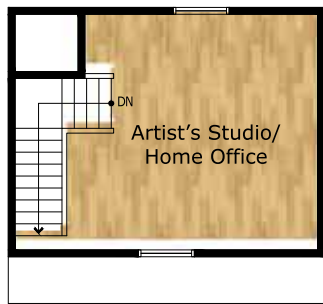
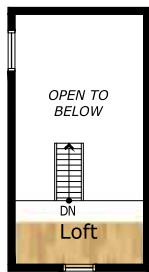
Top Producing Agent

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MAIN LEVEL (Home)

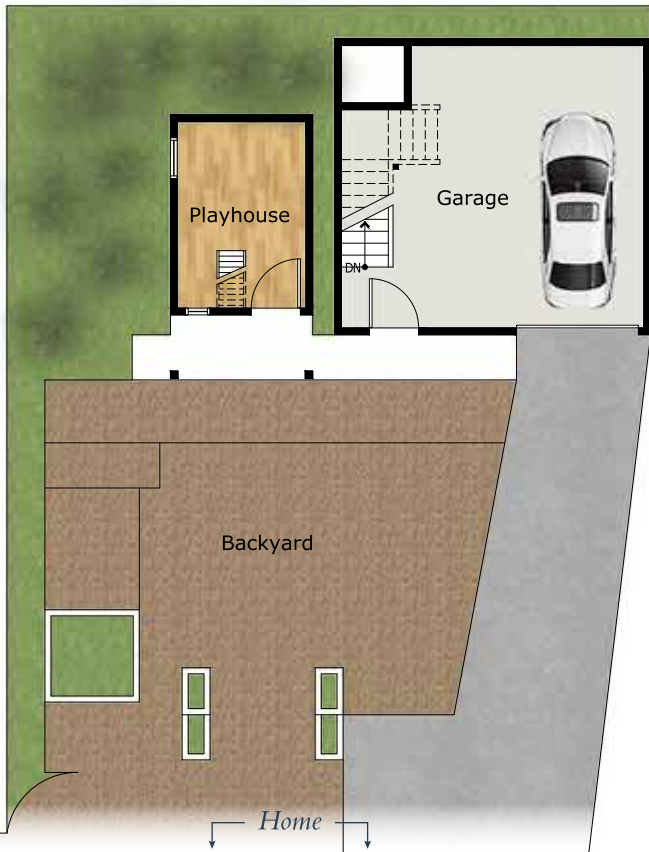


UPPER LEVEL

BERKSHIRE HATHAWAY HomeServices

LUXURY Collection™

677 Portola Drive  
San Francisco, CA 94127



MAIN LEVEL (Backyard, Garage)

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Andrew Herrera II presents...



- 2331 12th Avenue -





**Charming Remodeled Colonial Revival Home!**

This delightful Colonial Revival home built in 1925 is tucked away on a wonderful tree-lined cul-de-sac, close to West Portal Village shops, restaurants and Muni station! The inviting garden entrance with classic white picket fence and graceful arbor leads to the columned portico with notable front door and into the home's reception area. The magnificent formal living room boasts a gas stove fireplace with mantel and brick surround, built-in bookshelves, recessed lighting, gleaming hardwood floors and pleasant outlooks to the front garden. The adjacent sitting room/cocktail lounge enjoys a convenient wet-bar and built-in glassware cabinets. The spacious formal dining room with china hutch alcove, dentil moldings and striking chandelier is perfect for entertaining! The huge gourmet kitchen showcases all stainless-steel appliances including a Wolf six-burner gas range with French cooktop, double oven and massive hood, Bosch dishwasher and LG refrigerator, granite counters, granite farmhouse sink with chiseled apron, custom cabinets, built-in work-island and a breakfast bar with drop-down pendant lights. The comfortable family room with direct access to the outdoors and a tastefully remodeled designer tile full bath with pedestal sink and handsome stained-glass window end this floor.



An attractive open-banister staircase with expansive overhead skylight ascends to the upper level landing, hallway, laundry and linen closets and the home's private living quarters. The grand master bedroom suite with vaulted ceiling and recessed lighting features an enormous walk-in closet with built-in shelving, a dramatic built-in bookcase and a fabulous remodeled en-suite marble tile bath with huge skylight, claw-foot tub and separate walk-in shower. Three additional bedrooms, a third remodeled full bath with skylight and shower over "Jacuzzi" tub finish this level. The terrific landscaped backyard with brick patio, flowerbeds, whimsical children's playhouse and sizable artist's studio/home office above the large parking garage completes this truly special home!

**Main Features**

- ◆ 4 bedrooms
- ◆ 3 remodeled full baths
- ◆ Formal living room
- ◆ Formal dining room
- ◆ Gas stove fireplace
- ◆ Built-in bookshelves
- ◆ Cocktail lounge with wet-bar
- ◆ Hardwood floors
- ◆ Recessed lighting
- ◆ Gourmet kitchen, work-island
- ◆ Breakfast bar
- ◆ Family room
- ◆ Multiple skylights
- ◆ Artist's studio/home office
- ◆ Playhouse with loft
- ◆ Laundry closet
- ◆ Sub-basement/storage
- ◆ Landscaped backyard, patio
- ◆ Parking garage

*Offered at \$2,395,000*

