



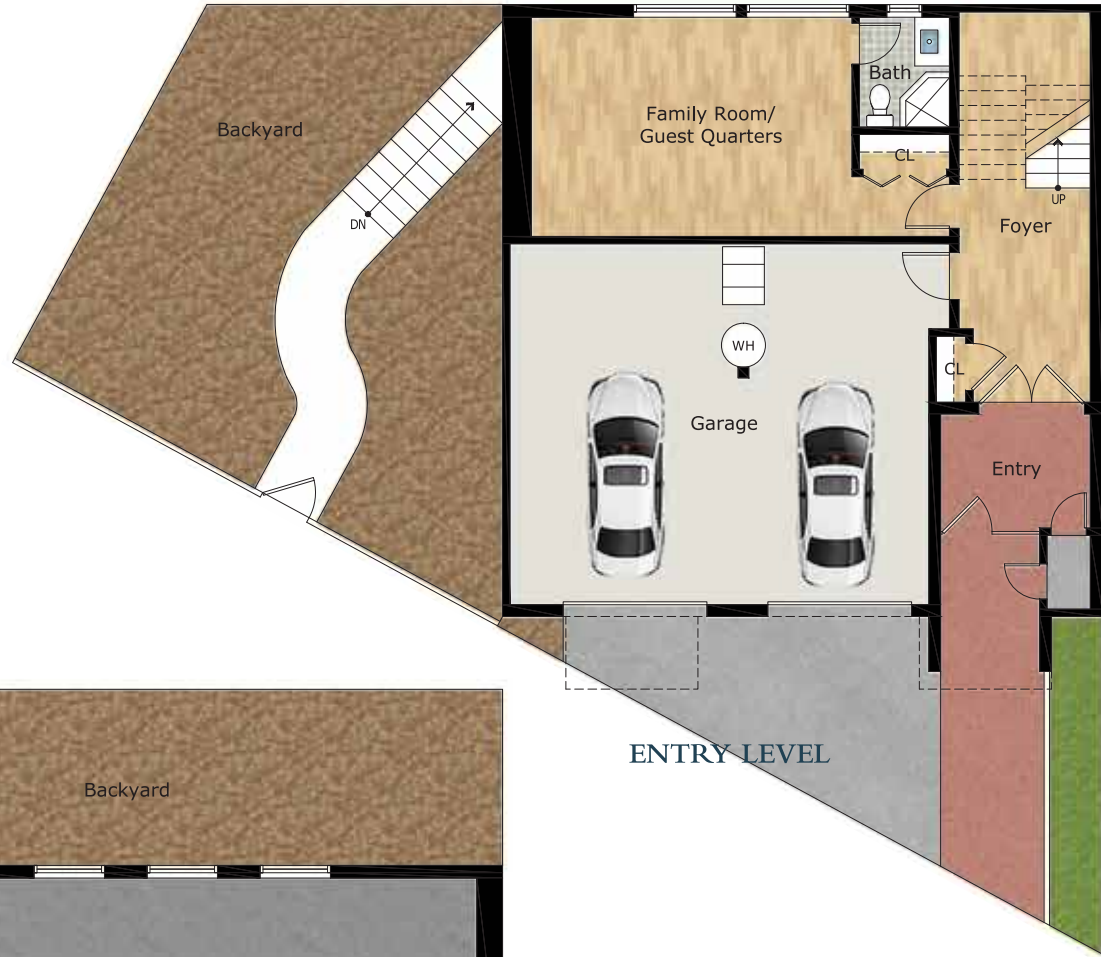
UPPER LEVEL



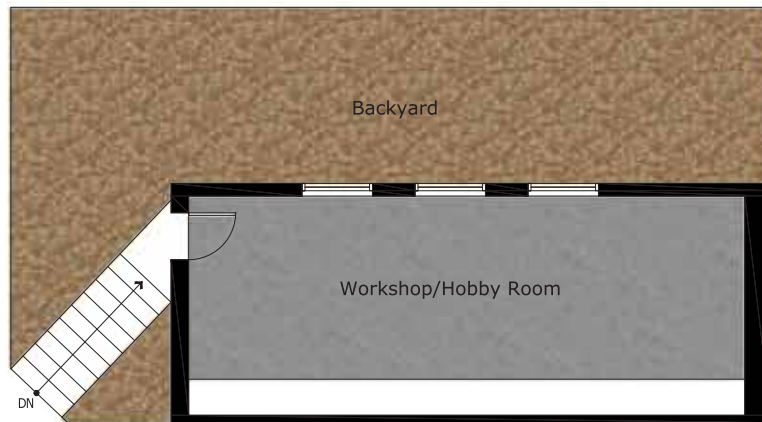
MAIN LEVEL



Exclusively offered by:
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ENTRY LEVEL



GARDEN LEVEL

BERKSHIRE HATHAWAY HOMESERVICES | **FRANCISCAN PROPERTIES** SAN FRANCISCO, CA

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Andrew Herrera II presents...



103 Mendosa Avenue
 - FOREST HILL HEIGHTS -





Forest Hill Heights Sleek Contemporary Panoramic View Home!

This chic Contemporary view home built in 1965 is perched high on a hill with sweeping views from the North Bay and Marin Headlands to Sutro Tower and Twin Peaks to the East Bay and Mt. Davidson! A brick walkway with gated entrance leads to large double doors and into a spacious foyer with coat closet, grand open staircase and enormous picture window with dramatic views. The magnificent formal living room with classic wood-burning fireplace, built-in seating and bookshelves, recessed lighting and hardwood floors boasts a fabulous walk-out deck with spectacular views from the East Bay to Mt. Davidson and the southern hills and towards the Pacific Ocean. The banquet-size formal dining room with awesome views from the North Bay and Marin Headlands to Sutro Tower and Twin Peaks is perfect for entertaining! The huge kitchen with comfortable breakfast area and window balcony showcases a Frigidaire gas range and microwave and a butler's pantry with wine fridge and storage. A convenient blue tiled powder room with vanity sink and wall mirror ends this level.



The splendid open staircase with floor-to-ceiling mirror and more impressive views ascends to the top level landing with hallway, linen and laundry closets and the home's private living quarters. The master suite with its dazzling views of Twin Peaks and the Bay features wall-to-wall closets and a private en-suite bath with skylight, vanity sink and walk-in shower. Three additional good-size bedrooms – all with big closets and incredible views – and a second full bath with shower over tub finish this floor. The entry level enjoys a wonderful family room or guest quarters with en-suite full bath and a gigantic workshop/hobby room at the garden level below. The handsome park-like landscaped backyard with walkway, pressure-treated wood steps, expansive level turf and mature, colorful plants and trees completes this truly special home!

Features

- ◆ 4 bedrooms
- ◆ 3 1/2 baths
- ◆ Formal living room
- ◆ Formal dining room
- ◆ Wood-burning fireplace
- ◆ Built-in seating and bookshelves
- ◆ Hardwood floors
- ◆ Light-filled kitchen
- ◆ Breakfast area, butler's pantry
- ◆ Panoramic views from Bay to Bay
- ◆ Family room/guest quarters
- ◆ Workroom/hobby room
- ◆ Ample storage
- ◆ Park-like landscaped backyard
- ◆ 2 car side-by-side parking garage



Offered at \$2,195,000