

LOWER LEVEL



MAIN LEVEL



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Berkshire Hathaway HomeServices

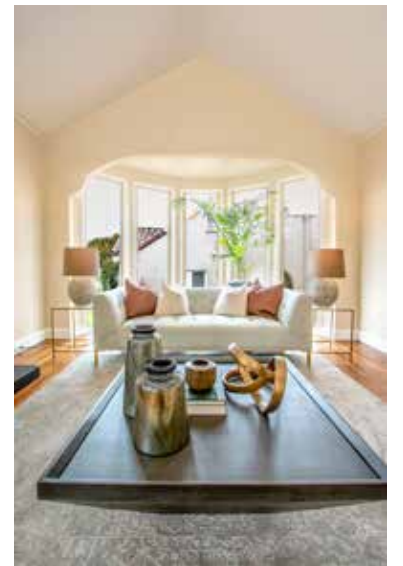
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LUXURY  
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Andrew Herrera II presents...



380 San Benito Way

- BALBOA TERRACE -



**Balboa Terrace Storybook English Tudor Cottage!**

This charming English Tudor home built in 1926 with whimsical “Hansel and Gretel” slate tile roof is nestled on a wonderful block in the heart of the neighborhood, close to Lakeside Village shopping, restaurants and Muni transportation! The delightful garden entrance with inviting walkway leads to the brick staircase and arched portico with notable original front door and into the gracious foyer with exquisite checkerboard hardwood floor and coat closet. The magnificent formal living room with vaulted ceiling boasts an imposing wood-burning fireplace with classic mantel and stone surround, a dramatic floor to ceiling bay window and gleaming hardwood floors. The adjacent, spacious light-filled dining room with recessed lighting is perfect for entertaining! The spectacular remodeled gourmet kitchen showcases all stainless steel appliances including a Thermador six-burner gas range with oven and hood, Thermador dishwasher, DCS refrigerator and Sharp microwave, Carrara quartz counters with subway tile backsplash, snazzy built-in display shelves, elegant custom cabinets with pantry and an excellent breakfast bar.



An expansive “photo gallery” hallway with linen closet leads to the home’s private living quarters, which includes three large bedrooms – one with a gigantic bay window and both with good-size closets – and a terrific remodeled bath with basketweave tile floor, original cast iron tub and separate walk-in shower. A handsome open-banister staircase leads to the commodious lower level and landing which adjoins the 4th bedroom/home office and huge laundry room. Additionally, there is an amazing family/media room with fireplace, lounge and dry-bar area with built-in shelves, a separate wine/storage room and a second full bath with walk-in shower. The fabulous, level landscaped backyard with lush lawn, colorful plantings and convenient tradesman’s entrance completes this truly special home!

**Main Features**

- ◆ 4 bedrooms
- ◆ 2 full baths
- ◆ Foyer with center hallway
- ◆ Formal living room
- ◆ Dining room
- ◆ 2 fireplaces
- ◆ Hardwood floors
- ◆ Gourmet kitchen
- ◆ Breakfast bar
- ◆ Wine/storage room
- ◆ Laundry room
- ◆ Side deck with staircase
- ◆ Private landscaped backyard
- ◆ 2 car parking garage

*Offered at \$2,195,000*

