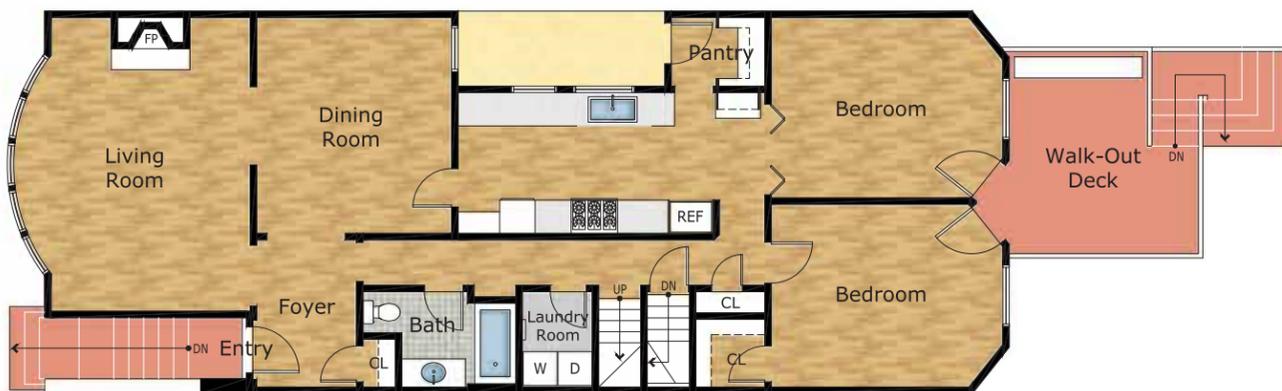




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MAIN LEVEL



UPPER LEVEL

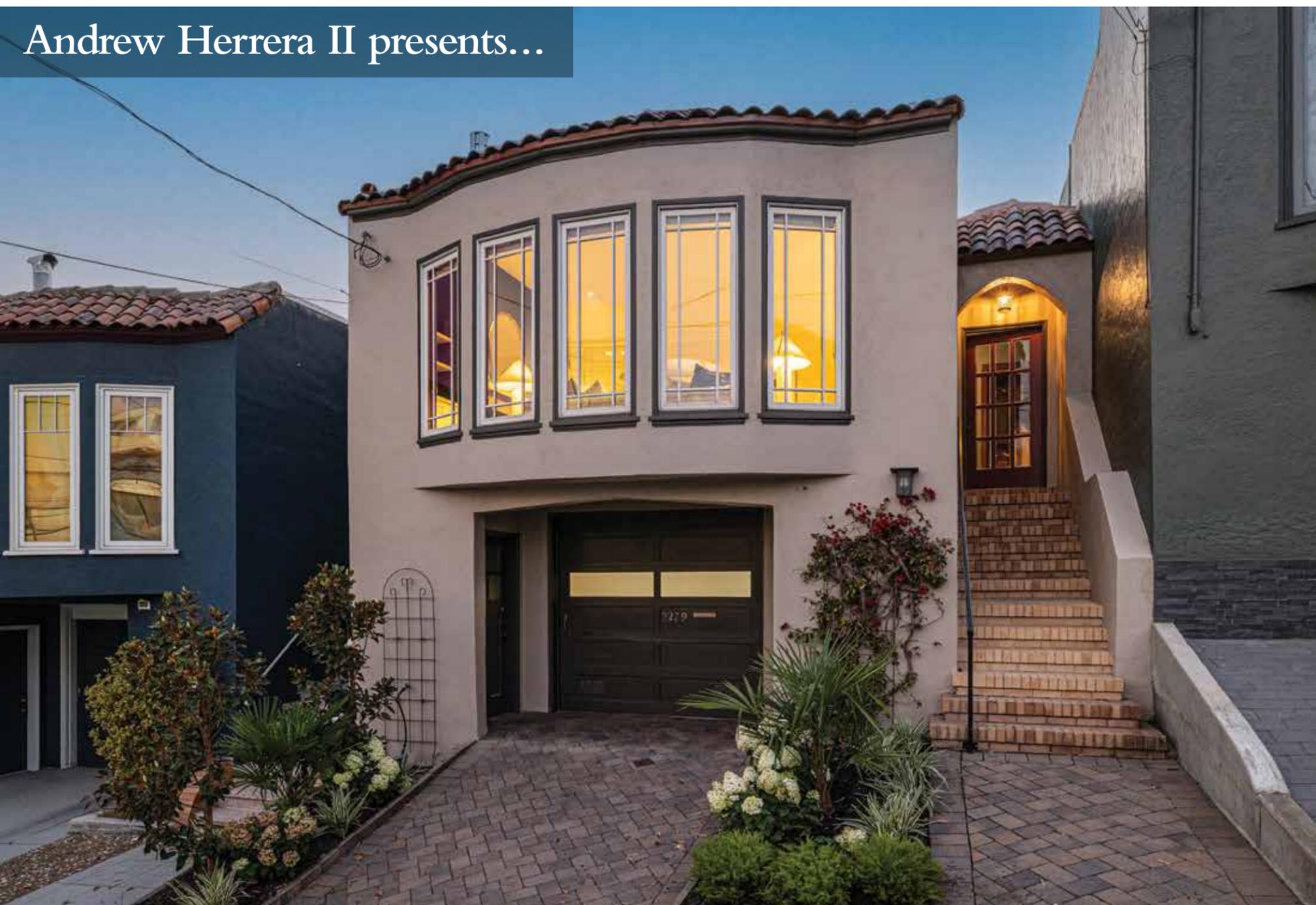


LOWER LEVEL

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

Andrew Herrera II presents...



2279 14th Avenue  
 - GOLDEN GATE HEIGHTS -



**Golden Gate Heights Magnificent Mediterranean View Home!**

This splendid Mediterranean view home built in 1927 is tucked away on a wonderful block, close to West Portal Village shops, restaurants and Muni Station! A lovely garden entrance with stone paver walkway and brick staircase leads to an arched portico with notable 12-panel beveled-glass front door and into a gracious foyer with convenient coat closet and an ideal center hall floor plan with expansive “picture gallery” hallway, linen closet and vintage skylight. The spectacular formal living room with vaulted ceiling and recessed lighting boasts a gas fireplace with classic mantel, built-in bookshelves and cabinets, a huge five-sided bay window and gleaming parquet hardwood floors. The marvelous formal dining room with designer wallpapered ceiling and striking chandelier is perfect for entertaining! The impressive remodeled gourmet kitchen with recessed lighting and tile floor showcases all stainless-steel appliances including a Russell six-burner gas range top with Thermador hood, GE built-in double oven and separate microwave, Maytag refrigerator and Bosch dishwasher, quartz counters, hidden pull-out breadboard, gorgeous custom wood cabinets, built-in buffet and great walk-in pantry with built-in shelving.



Two good-size bedrooms – both with access to the walk-out deck – a fabulous full bath with shower over tub, vanity sink, medicine cabinet, basketweave tile floor and skylight, and a luxurious laundry room with Miele washer and dryer, built-in storage cabinets, drop-down ironing board and skylight end this floor. A handsome open-banister staircase ascends to the private, sumptuous master suite level with a bank of picture windows, sweeping views from the Olympic Club to the Pacific Ocean, wall-to-wall closets with custom organizers and built-in dresser drawers, and a terrific en-suite bath with dual vanity sink, medicine cabinets, big walk-in shower and water closet with window and privacy door. The enormous lower level includes a two-car tandem parking garage with EV charger, temperature-controlled, walk-in wine cellar with built-in racks, potting room, workbench and ample storage. The extraordinary park-like landscaped backyard with deck, spacious patio with built-in seating, walking paths, night-lighting, fountain and lush garden with mature plants and trees completes this truly special home!

**Features**

- ◆ 3 large bedrooms
- ◆ 2 remodeled baths
- ◆ Formal living room
- ◆ Formal dining room
- ◆ Gas fireplace
- ◆ Built-in bookshelves
- ◆ Parquet hardwood floors
- ◆ Gourmet kitchen
- ◆ Built-in buffet
- ◆ Walk-in pantry
- ◆ Multiple skylights
- ◆ Pacific Ocean views
- ◆ Temperature-controlled wine cellar
- ◆ Workbench, ample storage
- ◆ Potting room, tradesman’s entrance
- ◆ Walk-out deck
- ◆ Patio with built-in seating
- ◆ Park-like landscaped backyard
- ◆ 2-car tandem parking garage

*Offered at \$1,695,000*

