

Exclusively offered by:

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LOWER LEVEL



MAIN LEVEL

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BERKSHIRE HATHAWAY HomeServices

LUXURY Collection™

677 Portola Drive San Francisco, CA 94127

Andrew Herrera II presents...



3040 22nd Avenue
- MERCED MANOR -



Merced Manor Spectacular Spanish Mediterranean Home!

This splendid Spanish Mediterranean view home built in 1937 is tucked away on a wonderful block, close to Lakeside Village shops, restaurants and public transportation! An outstanding landscaped garden entrance with terracotta tile staircase leads to an impressive arched vestibule and into a stunning foyer with center hall floor plan, original door chimes and convenient coat closet. The magnificent formal living room with vaulted tray ceiling and exquisite plaster moldings boasts a corner wood-burning fireplace with gorgeous original mantel surround, large arched picture window, gleaming parquet hardwood floors and an exterior decorative balcony. The phenomenal banquet-size formal dining room with striking chandelier, elegant plaster moldings and delightful Pacific Ocean views is perfect for entertaining! The beautifully updated gourmet kitchen with separate breakfast room and charming walk-out balcony showcases an exceptional Viking Professional six-burner gas range with griddle and double oven, an Italia Bertazzoni refrigerator and dishwasher, quartz counters with a stylish hexagonal tile backsplash and painted wood cabinets with snazzy hardware.



A spacious light-filled hallway with linen closet and skylight leads to the home's private living quarters. The comfortable master bedroom enjoys a big walk-in closet and an expansive sliding glass door that opens to a decorative wrought iron deck with views to the garden. A second good-size bedroom with plantation shutters and a fabulous remodeled tile full bath with soaking tub and separate walk-in shower end this floor. The lower level includes a huge family room with second wood-burning fireplace, a home office/guest room with walk-in closet, an attractive powder room, a laundry room with LG washer and dryer, a cast-iron utility sink and ample storage. The terrific landscaped backyard with sweeping lush lawn, mature camellia tree, flowerbeds, tradesman's entrance and wrap-around walking path completes this truly special home!

Main Features

- ◆ 2 bedrooms
- ◆ 1 1/2 baths
- ◆ Spacious foyer
- ◆ Formal living room
- ◆ Formal dining room
- ◆ 2 wood-burning fireplaces
- ◆ Hardwood floors
- ◆ Gourmet kitchen
- ◆ Breakfast room
- ◆ Walk-out balcony
- ◆ Large family room
- ◆ Home office/guest room
- ◆ Pacific Ocean views
- ◆ Huge skylight
- ◆ Laundry/storage room
- ◆ Landscaped backyard
- ◆ 2-car parking garage

Offered at \$1,695,000

