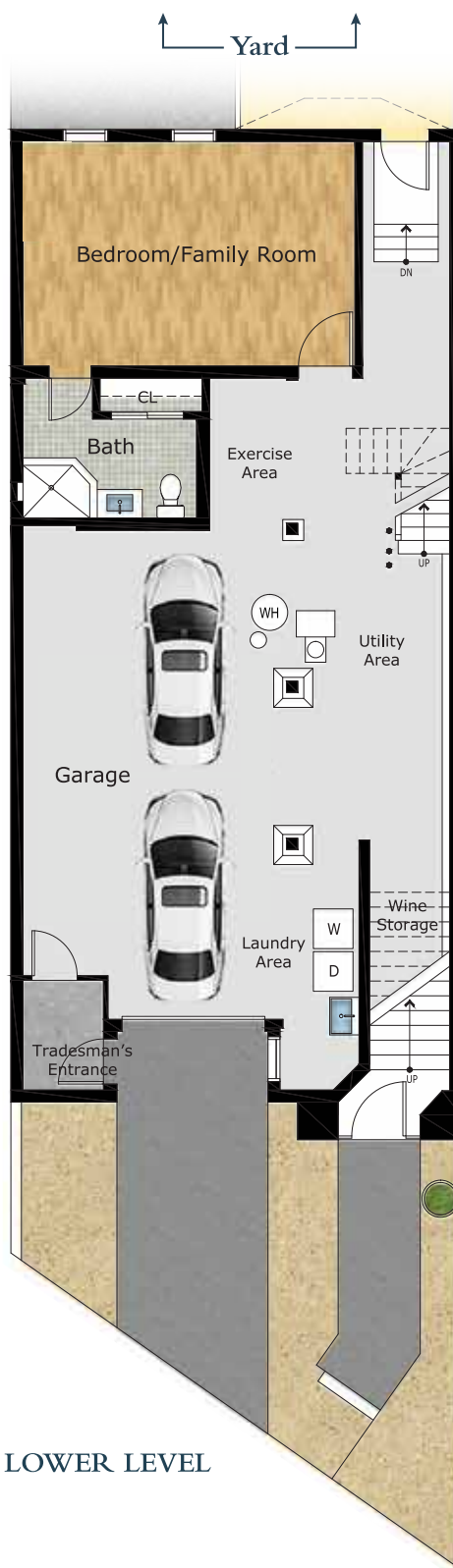
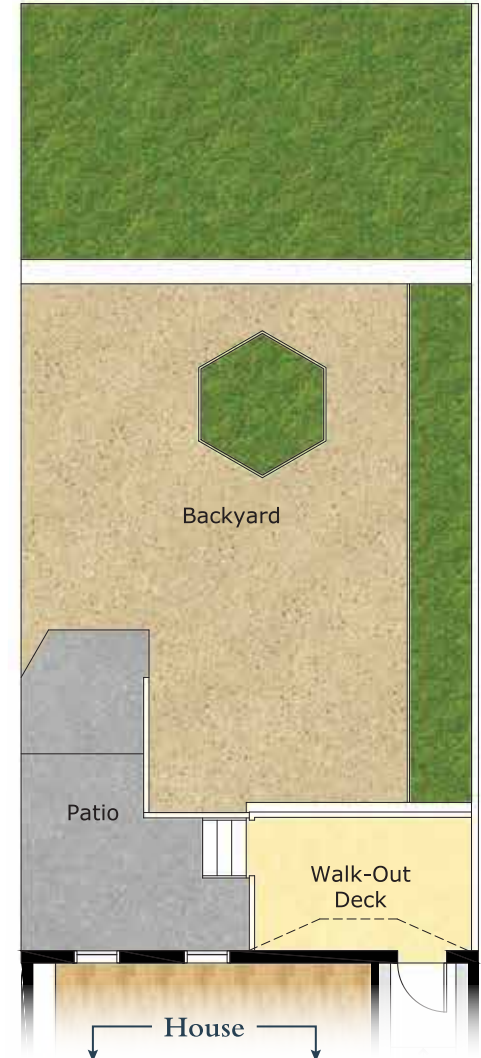




MAIN LEVEL



LOWER LEVEL



GARDEN LEVEL

Exclusively offered by:  
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Andrew Herrera II presents...



115 Encline Court  
 -MIRALOMA PARK-



**Miraloma Park Splendid Traditional View Home!**

This exquisite Traditional view home built in 1938 is tucked away on a wonderful block in the heart of the neighborhood, just steps away from a pleasant greenbelt parklet! An inviting walkway leads to a gated entrance with handsome brick staircase and notable front door with keyless entry and into a gracious foyer with beam ceiling and convenient coat closet. The magnificent formal living room with vaulted ceiling boasts a classic, corner wood-burning fireplace with stunning barrel front mantel, striking chandelier, triple-arched window, partial views to Sutro Tower and Twin Peaks, a decorative outside balcony and gleaming parquet hardwood floors. The open, light-filled dining room with stylish light fixture and adjacent walk-out terrace is perfect for entertaining! The phenomenal remodeled gourmet kitchen with vintage Italian terracotta floors and recessed lighting showcases specialty appliances including a Viking gas range with fancy pot filler, separate Viking oven/microwave, Miele dishwasher, sleek Samsung refrigerator and a Wine Enthusiast EuroCave wine fridge, great prep station with snazzy bistro shelves and skylight above, Carrara marble counters with subway tile backsplash, delightful farm sink and custom cabinets with slow-close drawers, two lazy Susans and a good-size pantry.



A marvelous “picture gallery” hallway with beautiful light fixtures and nice linen closet leads to the home’s private living quarters, which include two spacious bedrooms – both with views to the Bay, hills and trees – and an amazing, remodeled Carrara and Venato marble bath with Waterworks accessories, vanity sink, lightwell and a luxurious rain shower over tub. The lower level features an impressive third bedroom or family room with seating area, pine wood floors, views to the garden and a remarkable en-suite marble bath with vanity sink, mirrored medicine cabinet, large closet and big walk-in shower. This floor also includes a tradesman’s entrance, laundry area with utility sink, exercise area, “wine cave,” ample storage and a huge two-car parking garage. The fabulous, level landscaped backyard with deck, patio, sweeping lush lawn and mature, colorful plants and trees completes this truly special home!

**Features**

- ◆ 3 bedrooms
- ◆ 2 remodeled baths
- ◆ Formal living room
- ◆ Spacious dining room
- ◆ Wood-burning fireplace
- ◆ Parquet hardwood floors
- ◆ Gourmet kitchen
- ◆ Walk-out terrace
- ◆ “Picture gallery” hallway
- ◆ Bay views
- ◆ Multiple skylights
- ◆ “Wine cave”
- ◆ Exercise area
- ◆ Ample storage
- ◆ Tradesman’s entrance
- ◆ Walk-out deck, patio
- ◆ Park-like landscaped backyard
- ◆ 2-car parking garage



*Offered at \$1,595,000*