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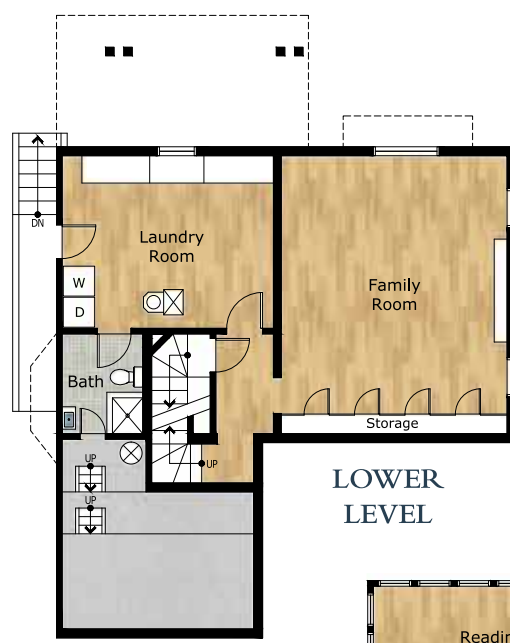
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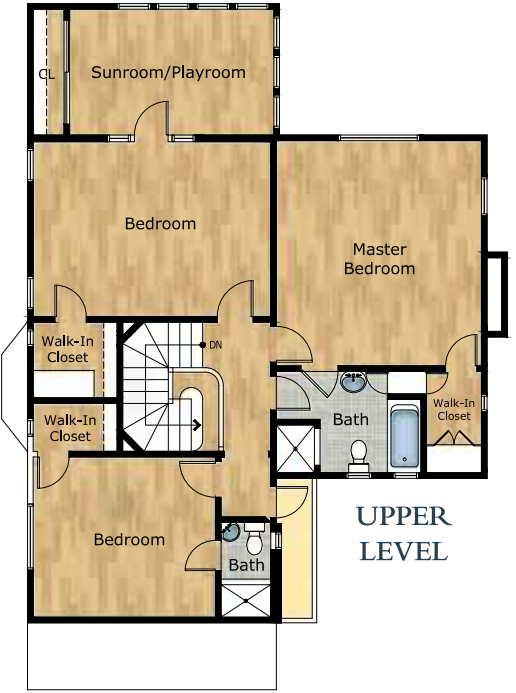
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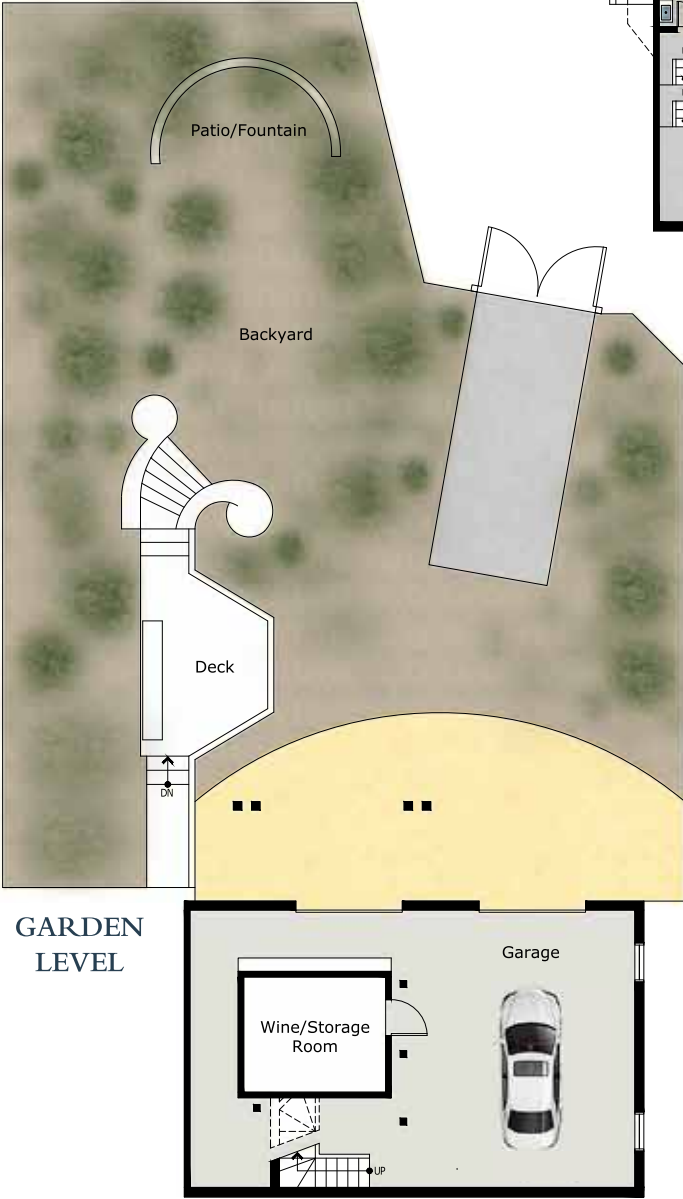
LOWER LEVEL



UPPER LEVEL



MAIN LEVEL



GARDEN LEVEL

BERKSHIRE HATHAWAY HomeServices

LUXURY *Collection*

677 Portola Drive  
San Francisco, CA 94127

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Andrew Herrera II presents...



149 San Felipe Avenue  
- MONTEREY HEIGHTS -







**Monterey Heights Handsome Spanish Mediterranean Sweeping Pacific Ocean View Home!**

This impressive Spanish Mediterranean sweeping Pacific Ocean view home, with storybook balcony, period shutters and red tile roof built in 1927 is tucked away on a wonderful block in the heart of the neighborhood! An inviting garden entrance with flagstone walkway leads to a gated courtyard with step-up veranda and notable original front door and into a spectacular foyer with coat closet, period “telephone booth” and convenient powder room. The magnificent formal living room boasts a stately wood-burning fireplace with classic mantel and coat of arms motif, multi-layered picture moldings, herringbone hardwood floors and a huge picture window with decorative balcony and amazing views to Lake Merced and the Pacific Ocean! The grand formal dining room with striking light fixture and step-down reading room with built-in seating/storage and sweeping ocean views is perfect for entertaining! The tastefully remodeled gourmet kitchen with recessed lighting showcases all stainless-steel appliances including a Viking Professional gas range with oven, Miele dishwasher, Frigidaire refrigerator and GE microwave, black quartz counters, custom cabinets with glass doors, large walk-in pantry with ample storage and a spacious breakfast room with built-in sideboard.



The dramatic six-sided, two-story open-banister staircase ascends to the upper level landing with hallway, skylight, charming walk-out balcony and the home’s private living quarters. The stunning master bedroom with big walk-in closet and connected “vintage” tiled bath with walk-in shower, separate cast iron soaking tub and pedestal sink enjoys breathtaking, panoramic views from the Olympic Club and Lake Merced to the Pacific Ocean and the Marin Headlands. Two additional good-size bedrooms, a gigantic sunroom/playroom with awesome views and a second vintage tiled full bath end this floor. The lower level includes an enormous wood-paneled family room with built-in bookshelves and wall to wall closets, a huge laundry room and a third full bath. The remarkable, park-like landscaped backyard with deck, built-in bench, walking paths, patio, decorative fountain, stone walls and magical garden with mature plants and trees completes this truly special home!

**Main Features**

- ◆ 3 bedrooms
- ◆ 3 1/2 baths
- ◆ Formal living room
- ◆ Formal dining room
- ◆ Wood-burning fireplace
- ◆ Hardwood floors
- ◆ Step-down reading room
- ◆ Gourmet kitchen, walk-in pantry
- ◆ Breakfast room, built-in sideboard
- ◆ Sunroom/playroom
- ◆ Family room
- ◆ Sweeping Pacific Ocean views
- ◆ Enormous laundry room
- ◆ Wine/storage room
- ◆ Park-like landscaped backyard
- ◆ Deck, walking paths, fountain
- ◆ Parking garage



*Offered at \$2,495,000*