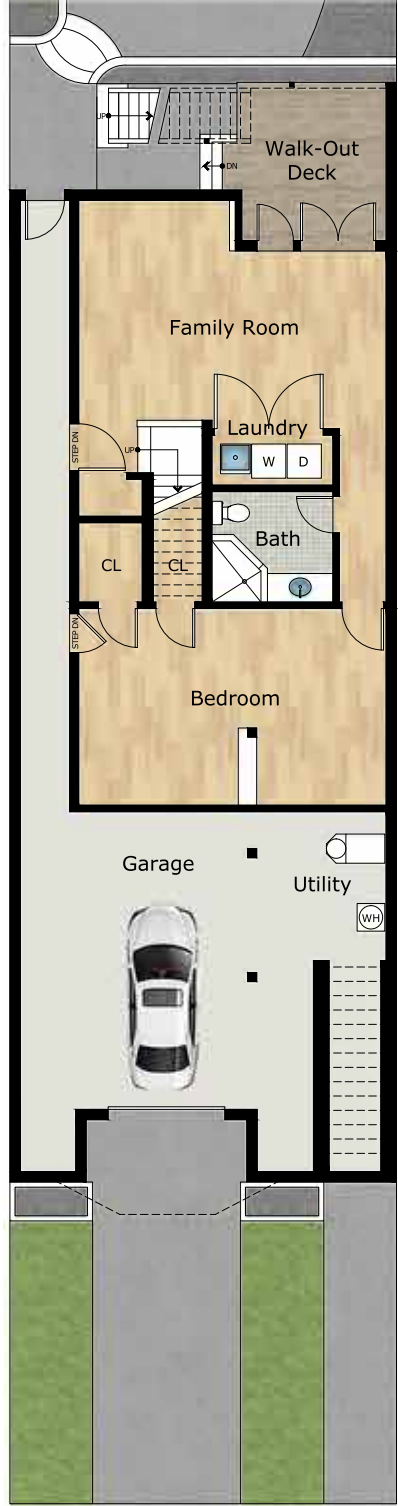
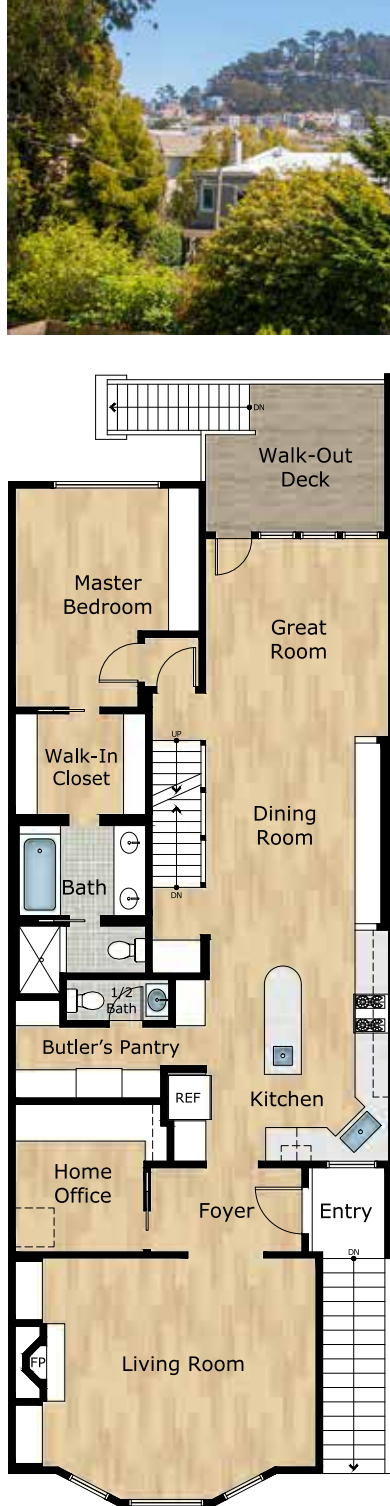


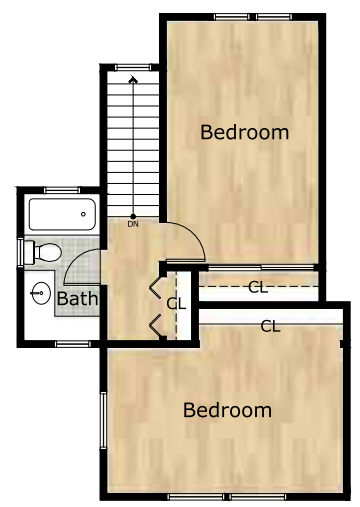
BACKYARD



LOWER LEVEL



MAIN LEVEL



UPPER LEVEL



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2526 14th Avenue

- WEST PORTAL -







### West Portal Classic Mediterranean View Home!

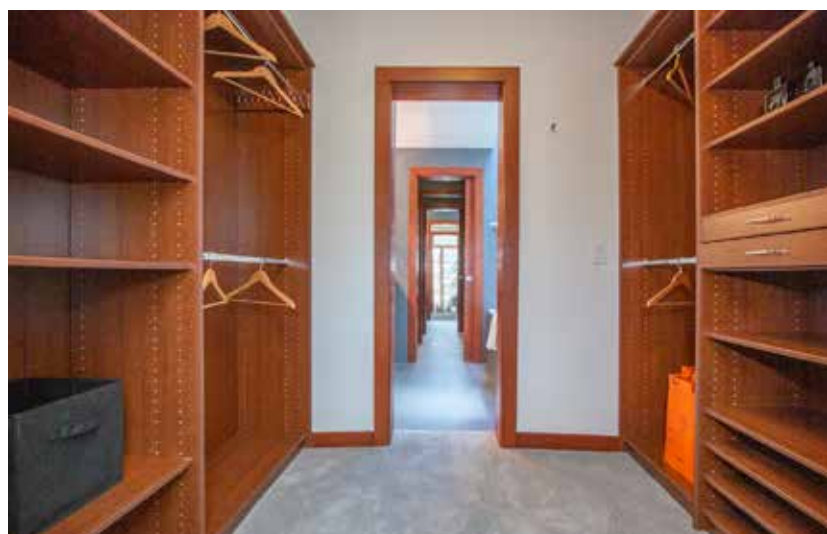
This amazing, renovated Mediterranean view home built in 1931 is nestled on a terrific block in the heart of the neighborhood, close to West Portal Village shops, restaurants and Muni station! The inviting garden entrance with walkway and terrazzo staircase leads to the arched portico with notable front door and into a wonderful light-filled foyer. The magnificent formal living room with coved ceiling boasts a gas fireplace, huge bay window, arched display alcoves with built-in cabinets and gorgeous Brazilian cherry hardwood floors. The stunning gourmet kitchen with spectacular overhead lighting showcases all stainless steel appliances including a GE Profile induction range with Viking Professional hood, Bosch dishwasher and Electrolux refrigerator, a large work-island with prep sink, quartz counters, custom painted two-tone cabinets and a big walk-in butler's pantry with snazzy overhead skylight, quality built-in storage cabinets, roll-out shelves and a handy wine bar. The striking dining area with immense skylight and handsome vertical grain Douglas fir built-in banquette is perfect for entertaining! The adjacent great room with walk-out deck and panoramic north to south easterly views of hills and trees, an exquisite home office with built-in desk and bookshelves, and a delightful powder room end the public living spaces on this level.



The back hallway and staircase lead to the home's exceptional private living quarters. The sumptuous master bedroom suite overlooking the incredible grounds features a phenomenal custom walk-in closet and a fabulous en-suite bath with granite counters, dual vanity sink, soaking tub, separate walk-in shower and water closet with privacy door. Two additional good-size bedrooms – both with wall to wall closets and expansive views – and a second full remodeled granite and tile bath end this area. The lower level includes an enormous family room with French doors to a second walk-out deck, a gigantic fourth bedroom with private entrance, two huge closets and built-in bookshelves, a tastefully designed third full bath and a convenient laundry closet with utility sink. The extraordinary park-like landscaped backyard with tradesman's entrance, spacious patio, sweeping lush lawn and colorful plantings including camellia trees, Spanish lavender, breaths of heaven and mature olive trees completes this truly special home!

### Main Features

- ◆ 4 bedrooms
- ◆ 3 1/2 remodeled baths
- ◆ Formal living room
- ◆ Gas fireplace
- ◆ Dining area
- ◆ Built-in banquette
- ◆ Gourmet kitchen
- ◆ Walk-in butler's pantry, wine bar
- ◆ 2 family rooms
- ◆ Home office, built-in desk
- ◆ Brazilian cherry hardwood floors
- ◆ Multiple skylights
- ◆ Huge laundry closet, utility sink
- ◆ 2 walk-out decks
- ◆ Park-like landscaped backyard
- ◆ Patio, lush lawn, mature olive trees
- ◆ Sweeping views
- ◆ Ample storage
- ◆ Spacious parking garage



Offered at \$2,495,000