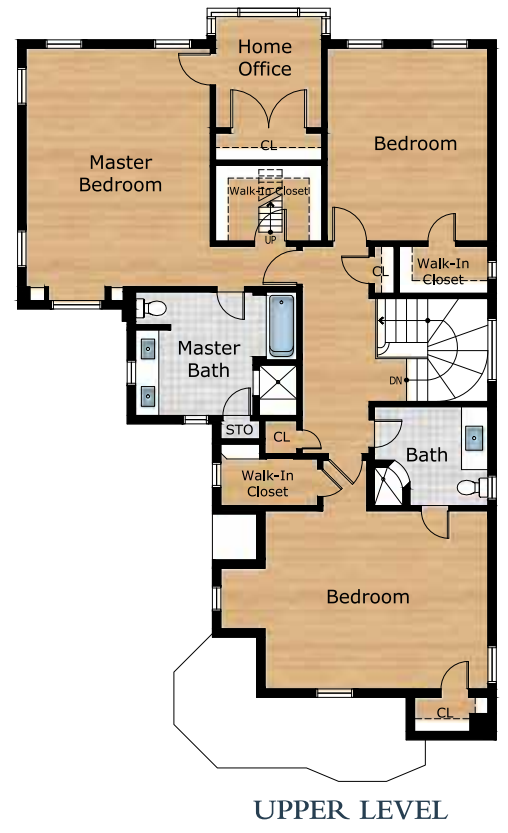
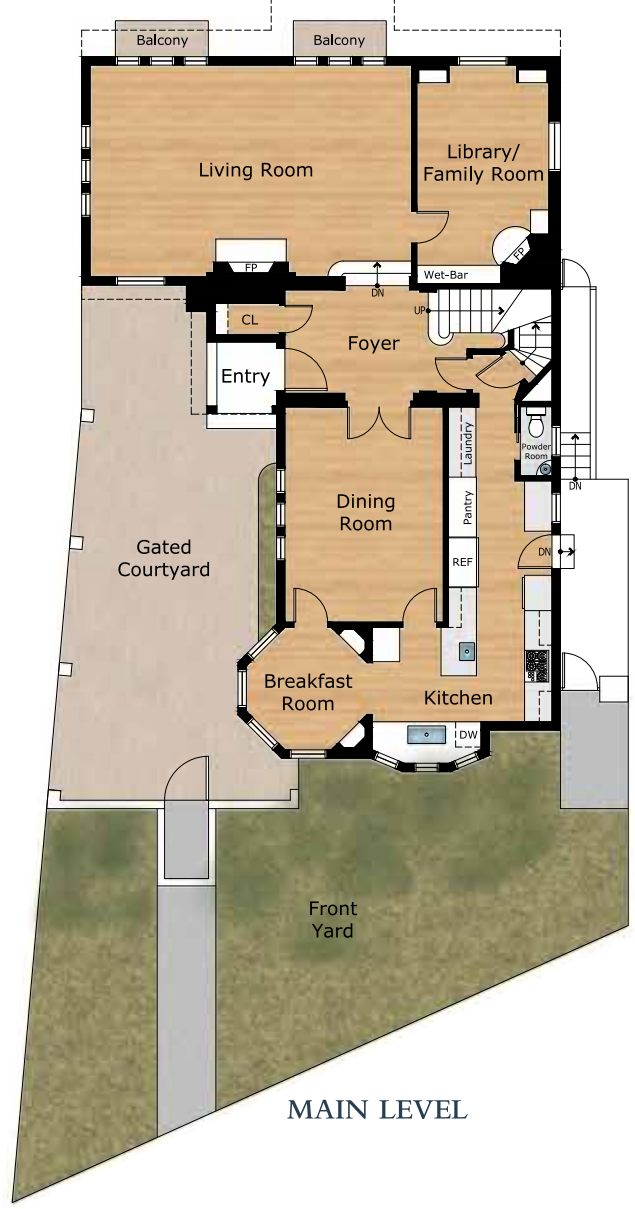


Exclusively offered by:  
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Andrew Herrera II presents...



40 San Andreas Way  
 -ST. FRANCIS WOOD-



**St. Francis Wood Extraordinary English Tudor View Home!**

This enchanting remodeled English Tudor view home designed by renowned architect H.C. Baumann and built in 1933 is tucked away on a coveted storybook tree-lined block in historic St. Francis Wood! A magical garden entrance with stepping stone walkway and mature magnolia and maple trees leads to a magnificent gated courtyard with inviting portico entry and into an exquisite foyer with impressive spiral staircase and large entry coat closet. The grand, dramatic sunken formal living room with high ceiling boasts an imposing wood-burning fireplace with original stone mantel and surround, four sets of floor-to-ceiling windows, two walk-out balconies, handsome picture moldings, stunning random plank hardwood floors and Pacific Ocean views. The adjacent library/family room with built-in bookshelves, classic wood paneling, prohibition wet-bar hidden behind secret doors and a second wood-burning fireplace is an intimate space for playing board games or reading a book. The banquet-size formal dining room with mahogany double doors, time-honored chandelier and views to the spacious courtyard is perfect for entertaining! The splendid gourmet kitchen with recessed lighting, leaded glass bay window and adjoining octagon-shaped breakfast room with two built-in china cabinets showcases all stainless-steel appliances including a five-burner gas stove with hood, built-in oven with warming drawer, refrigerator and dishwasher, honed granite counters with a mosaic tile back-splash, custom cabinets, separate prep sink, tremendous pantry with slide-out drawers, handy broom closet, laundry area with folding table and a wonderful built-in menu-planning desk. A convenient powder room with charming pedestal sink ends this floor.



The majestic spiral staircase with period wrought-iron open-banister railing and commanding golden-hued 20-paned window ascends to the upper level landing with wide hallway, linen and coat closets and the home's private living quarters. The remarkable master bedroom suite with sweeping Pacific Ocean views features an open-beam ceiling, built-in bookshelves, a giant walk-in closet with direct access to the enormous multi-purpose attic, a comfortable home office or nursery with second huge closet and a private en-suite bath with dual vanity sink, cast-iron tub and separate walk-in shower. Two additional good-size bedrooms – both with views to the Pacific Ocean – and a second elegant remodeled full bath with carrara marble counters end this floor. The lower level enjoys a pleasant fourth bedroom and a terrific porcelain tile third full bath with big walk-in shower. The expansive landscaped backyard with "cobblestone" patio and tradesman's entrance with nice walkway completes this truly special home!

**Main Features**

- ◆ 4 bedrooms
- ◆ 3 1/2 baths
- ◆ Sunken formal living room
- ◆ Banquet-size formal dining room
- ◆ 2 wood-burning fireplaces
- ◆ Random plank hardwood floors
- ◆ Library/family room with wet-bar
- ◆ Gourmet kitchen
- ◆ Octagon-shaped breakfast room
- ◆ Pantry, menu-planning desk
- ◆ Home office/nursery
- ◆ Pacific Ocean views
- ◆ Huge attic with pull-down ladder
- ◆ 2 laundry areas
- ◆ Large gated courtyard
- ◆ Landscaped backyard, expansive patio
- ◆ Ample built-in storage
- ◆ 2 car side-by-side parking garage

*Offered at \$3,695,000*

