



SEA CLIFF

ELEGANT FRENCH NORMANDY VIEW RESIDENCE

230 SEA CLIFF AVENUE, SAN FRANCISCO

Presented by:



MALIN GIDDINGS & MAXIMILLIAN ARMOUR

415.531.5033

415.290.6058

Client Liaison:

BOB GEE

415.516.8512





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DESCRIPTION OF THE PROPERTY

This gracious French Normandy residence is situated 'on the cliff' and enjoys world renowned views of the Golden Gate Bridge & Pacific Ocean, Baker Beach and the Marin headlands. The ever-changing colors of sea & sky and traversing of ships & sailboats never cease to amaze. The well-maintained home is ideal for elegant entertaining on a grand scale & comfortable City living, indoors & out. The unusually large parcel features an expansive, beautifully landscaped garden with secluded patio.

OFFERED AT \$14,500,000

ABSTRACT

- Built in 1932, 3 stories & lower level
- Large landscaped south garden & private terrace
- Sunken view living room with fireplace & terrace
- Formal dining room with panoramic Golden Gate Bridge & water views
- Spacious kitchen & pantry, breakfast room
- View library with fireplace
- 6 bedrooms & 5.5 baths including view master suite
- Attic playroom & view north deck
- Staff room & bath, ample storage
- 3 car garage & driveway
- Lot size: 80 ft wide x 132 ft deep



TRI Coldwell Banker, 1699 Van Ness Avenue, San Francisco, CA 94109 415.229.1211 Fax 415.563.3198

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THE FLOOR PLAN

MAIN LEVEL

Enter the gated, beautifully landscaped front yard and garden with colorful blooms along the wide slate walkway to the handsome, tall arched entry.

The gracious FOYER with picture window framing the view of the ocean leads to the impressive sunken LIVING ROOM with 11 foot ceiling height and expansive transomed picture windows. A glass door opens to the view terrace. Tall side-by-side bookcases grace the fireplace wall. A pair of French doors open to the beautiful walk-out patio and garden.

The view DINING ROOM with bay window is ideal for elegant large-scale entertaining.

The charming round MORNING ROOM, overlooking the garden, is an intimate spot for dining or breakfast.

The spacious KITCHEN with built-in banquette & traditional butler's pantry awaits the new owner's custom installation. Appliances include: 6-burner Viking stove with grill top, commercial ventilator, double ovens, refrigerator/freezer & dishwasher.

The LAUNDRY ROOM adjoins with washer & dryer and side entrance for trades persons.

Two small BEDROOMS may be used as an at-home office and staff room with full BATH.

The POWDER ROOM & coat closet off the foyer completes the main level.



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SECOND LEVEL

Ascend the gracious staircase to the large landing and bedroom level.

Curl up by the fireplace in the inviting view LIBRARY, beautifully paneled in walnut. The stunning view in this room is the everlasting feature.

The view MASTER SUITE features his & her dressing rooms and tiled MASTER BATH with double sinks and separate water closet.

Two additional and separate BEDROOMS enjoy water and garden outlooks. Each have walk-in closets and adjoining full BATHS with pedestal sinks.

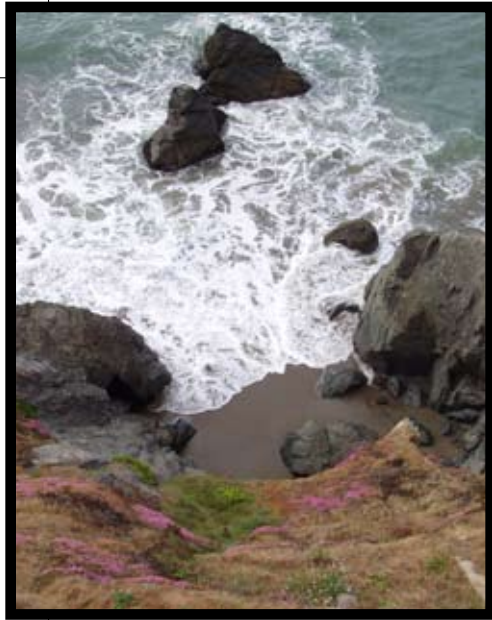
The signature TURRET ROOM with peaked dome may be used as a nursery or a reading room for children and grandchildren. This is the story book room.

THIRD LEVEL

A large PLAY ROOM with gabled ceiling is perfect for a multitude of uses. Expansion potential from the current adjoining store rooms.

Enjoy the breeze and sunshine on the private ROOF DECK with panoramic bridge & ocean views.





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LOWER LEVEL

STAFF ROOM & BATH

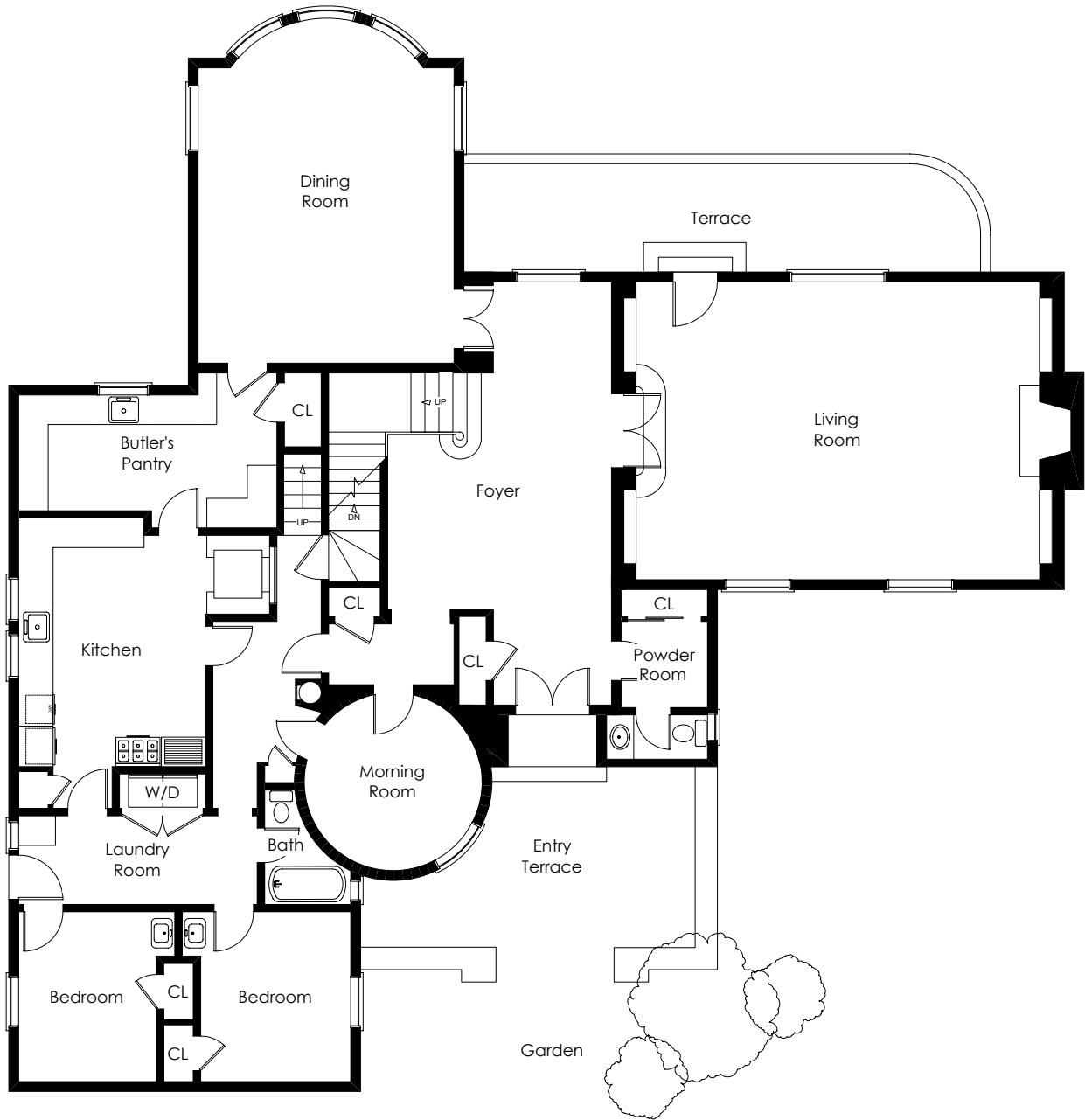
Laundry, work room, wine storage, utility room & ample storage.

Large 3 car GARAGE with auto garage door opener, convenient interior access and driveway.

OTHER

- All pots, plants in pots and window coverings are the property of the stager and excluded from the sale.
- Walk to Baker Beach and enjoy the recreational & cultural activities of nearby Presidio National Park, along with its new fine restaurants.
- Taxes will be reassessed upon the sale to approximately 1.14% of the purchase price.
- Prospective Buyers are advised to review, prior to any offer, the Property Disclosure Package available on request.

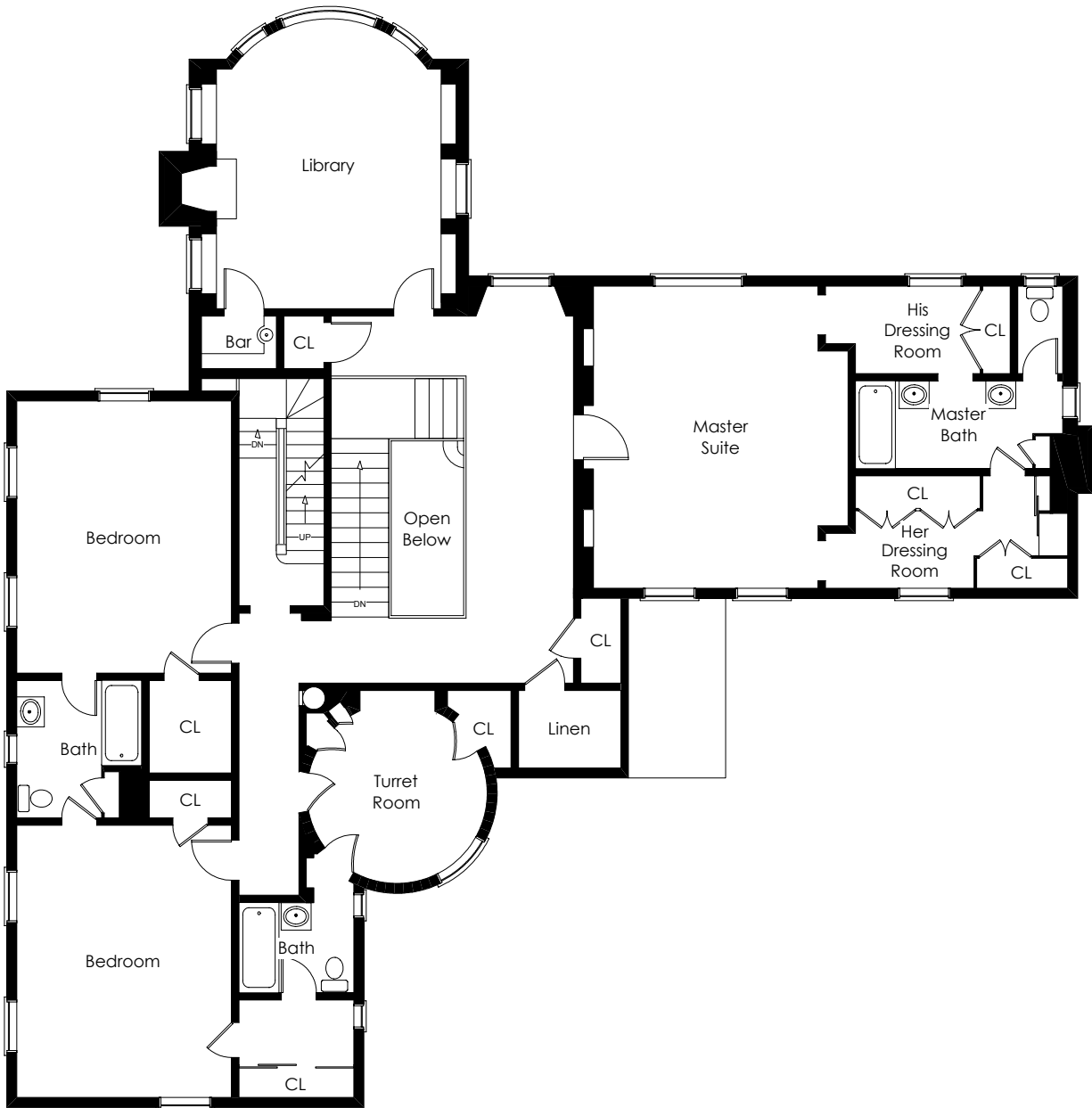
MAIN LEVEL



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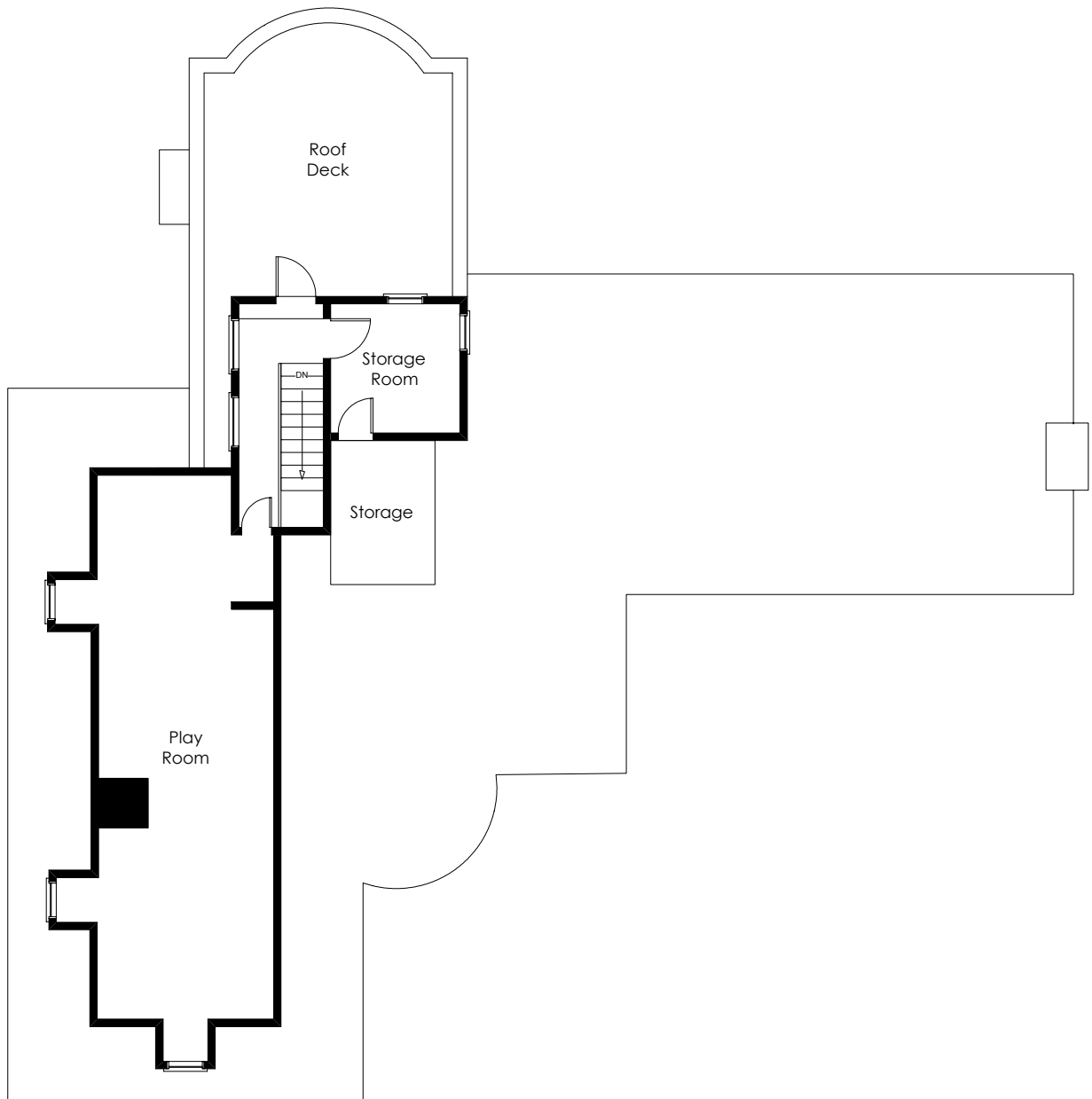
SECOND LEVEL



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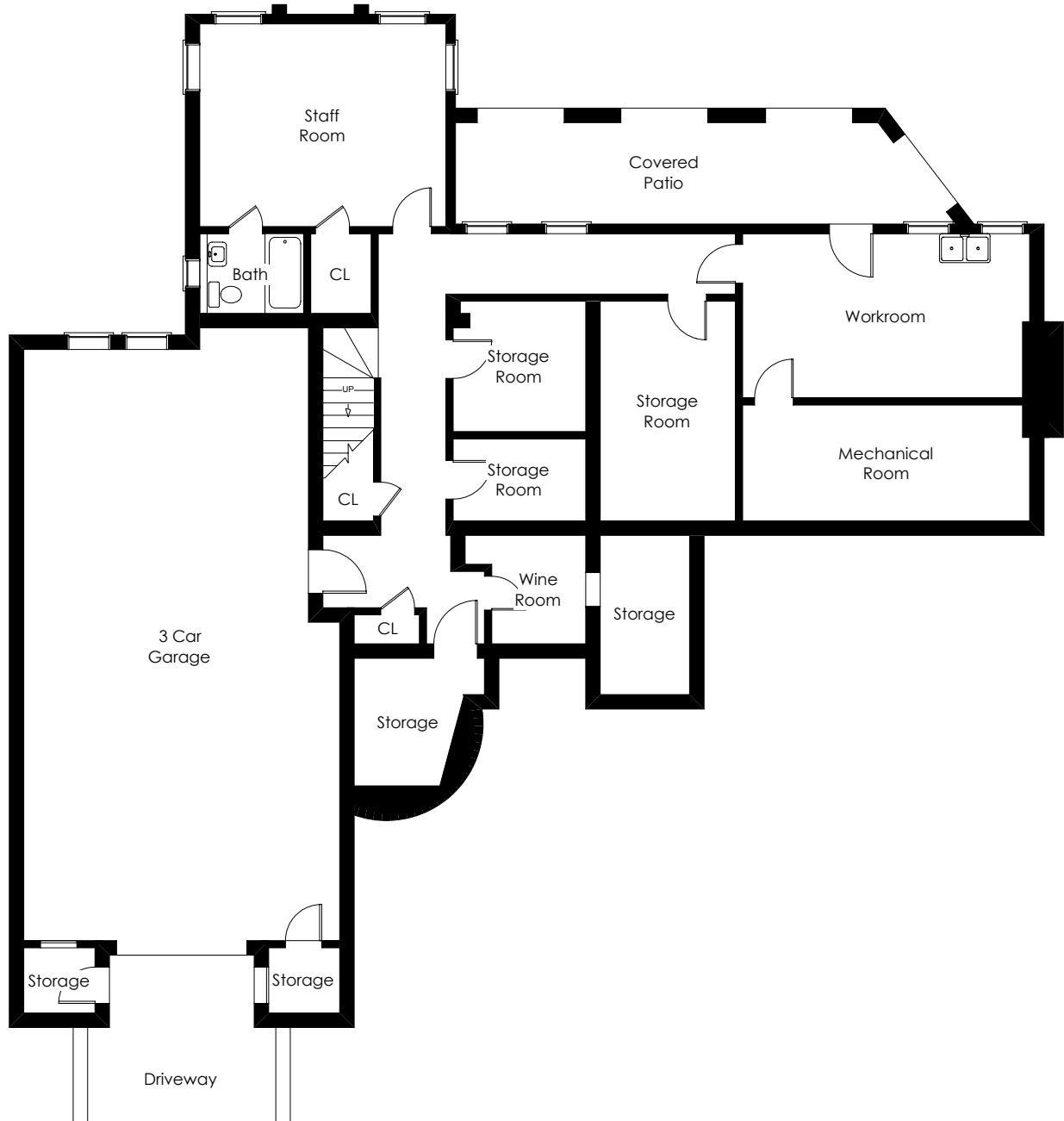
THIRD LEVEL



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LOWER LEVEL



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