

2635

BROADWAY

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SFPROPERTIES



2635 Broadway

PACIFIC HEIGHTS
Splendid View Contemporary

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OVERVIEW:

Offered at \$5,995,000

This fine contemporary home is located on a tree-lined street among the beautiful residences of Pacific Heights' Broadway. Infusion of abundant natural light, water and greenery in an urban landscape are the signature characteristics of the design of John L. Field, FAIA, renown bay area architect of some of the most sophisticated and tasteful contemporary residences. His brief Biography and link are appended.

ABSTRACT

- Built in 1969
- 3 bedrooms, 3.5 baths
- Dramatic view living room with fireplace
- Formal dining room
- Walk-out landscaped garden
- Spectacular view family room
- 2-car tandem garage & driveway
- Ample custom storage, laundry
- Lot size: tax records indicate 3,759 sq ft

MAIN LEVEL:

The impressive two story ENTRY HALL with octagonal skylight introduces the tall ceilings, wide doorways and expansive floor-to-ceiling bay windows found throughout the interior spaces of the home. Its light and airy ambience is ideal for both large scale entertaining and comfortable City living.

The very spacious LIVING ROOM with fireplace enjoys north/east views of the glittering Bay, Alcatraz Island and Russian Hill. Multiple seating arrangements allow for ease of conversation and socializing. A second bay window looks onto a vignette landscaped area, the focal point for an exquisite outdoor sculpture, in particular with nighttime lighting.

The formal DINING ROOM accommodates a large dinner party. Tall French doors open to the beautifully landscaped terraced GARDEN with mature tall gloriously beautiful trees. Old brick surrounds with seasonal blooms provide a lovely setting; sunlight filters through the hanging greenery of the evergreen maytens. Lantern lighting provides a very private and delightful setting for evening.

The well-laid out KITCHEN with oversized greenhouse window towards the signature garden is delightful for cooking and entertaining. Beautiful tall custom cabinets, including uppers with glass fronts, provide ample storage along with granite countertops. Top of the line appliances include:

- Sub-Zero refrigerator/freezer
- Dacor Ceran cooktop and ventilator
- Gagenau oven
- Miele dishwasher

A GUEST ROOM or HOME OFFICE enjoys the garden outlook; a tiled BATH with shower adjoins.

The POWDER ROOM and guest closet off the foyer complete this level.





SECOND LEVEL: _____

The gracious staircase with tall view windows leads to the upper level.

The view from the FAMILY ROOM/LIBRARY is simply breathtaking! Words cannot describe this unique vantage point enjoying SF's best vistas. An oversized octagonal skylight and floor to ceiling wide bay window with views of the glittering Bay, Alcatraz Island and Fort Mason/Russian Hill cityscape.

The very private MASTER BEDROOM looks out to the greenery of the garden as well as the glorious water view. The skylit MASTER BATH features all marble surrounds, double vanities, large spa tub and WC. Ample wall-to wall custom closets are housed in both the bedroom and bath for generous wardrobe storage.

A second sunny BEDROOM also looks out to the garden and enjoys its own FULL BATH with marble surrounds.



STREET LEVEL: _____

- 2- car tandem garage and driveway parking
- Laundry closet with washer/dryer
- Ample built-in storage
- Trades entrance

THE NEIGHBORHOOD: _____

Besides breathtaking views from The Heights, residents and their houseguests enjoy nearby fine and casual dining, boutique shops and entertainment in the Fillmore, Chestnut and Sacramento/Laurel Village business districts. The newly landscaped Lafayette & Alta Plaza Parks, the Marina Green, the Presidio, Palace of Fine Arts and Fort Mason are wonderful places to experience within walking distance.

Location! Location! Location!



BRIEF BIOGRAPHY: JOHN L. FIELD, FAIA : _____

John L. Field is a Founding Principal of Field Paoli, retired.

- Chairman of the Architectural Council, SFMOMA
- Board of Trustees Member, Berkeley Repertory Theater Company
- Board Member of CUESA, Center for Urban Education About Sustainable Agriculture
- Fellow of the American Institute of Architects
- Board Member Bay Conservation Development Corporation Design Review Board

His urban and commercial projects include: Stanford Shopping Center, Stonestown Galleria, Corte Madera Towne Center, Broadway Plaza Renovation in Walnut Creek, Paseo Nuevo in Santa Barbara and Design of the Capital City for Alaska. He is also a filmmaker of note with two films about architecture shown on Public Television.

Education:

- Master of Architecture Degree, Yale University
- BA Degree, Yale University

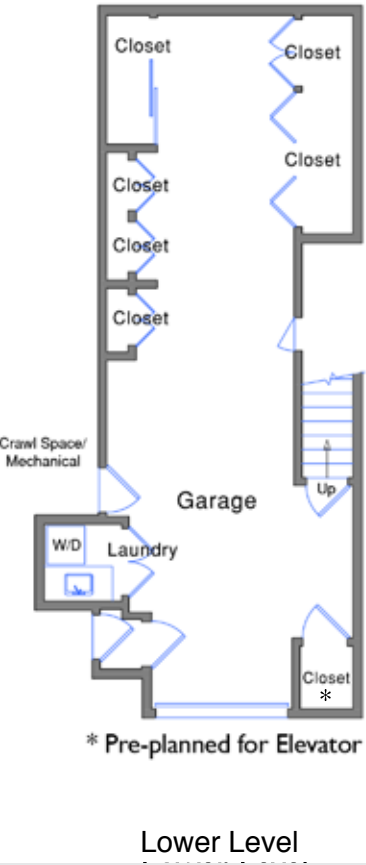
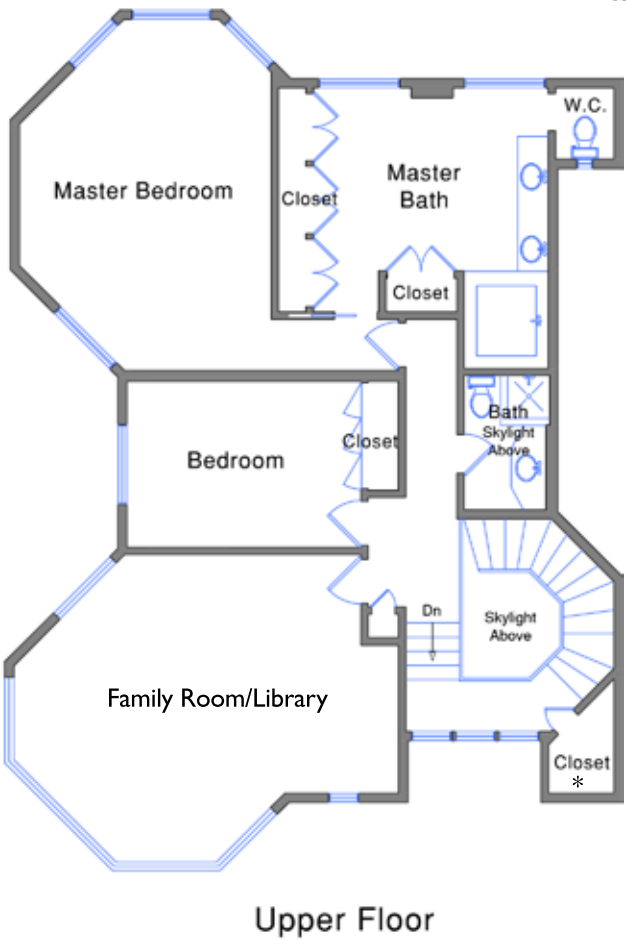
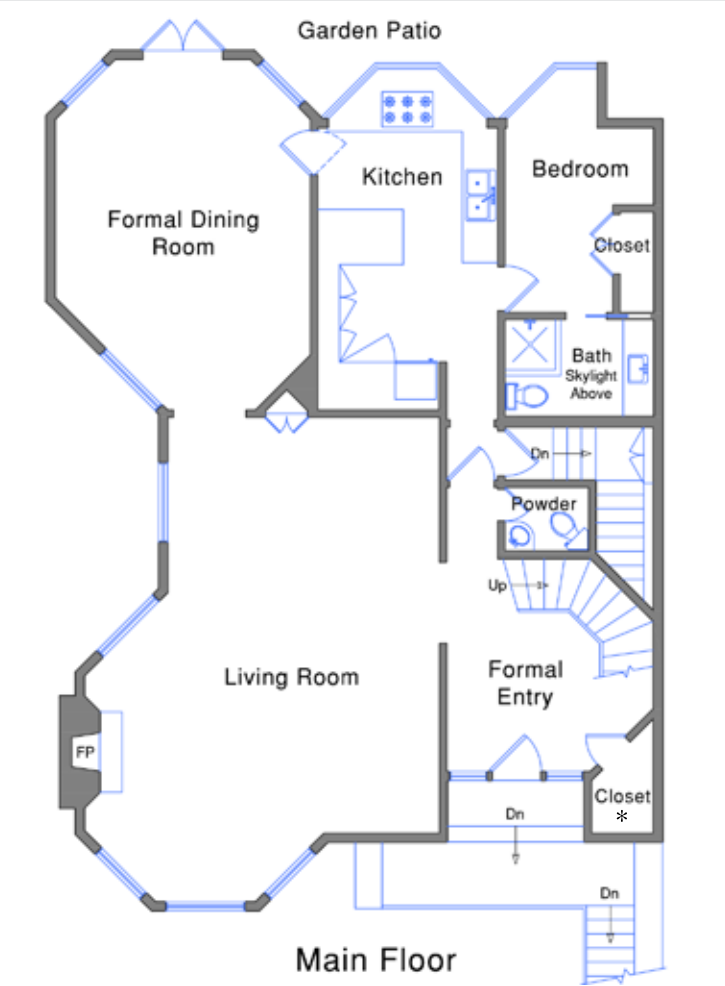
References:

- www.fieldpaoli.com
- Transformations: a Blog by Field Paoli Architects
- Zoominfo.com John Field, Berkeley Repertory Theater – updated 09/27/2013

OTHER: _____

- The trees in the garden are evergreen mayten.
- Prior to any offer, prospective Buyers are advised to review the Property Disclosure Package, including CC&Rs, available on request.
- Taxes will be reassessed upon the sale to approximately 1.1718 % of the purchase price.







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S F P R O P E R T I E S



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