



ASHBURY HEIGHTS

VIEW & GARDEN CRAFTSMAN HOME

1258 CLAYTON STREET, SAN FRANCISCO

*Presented by:*

**MAXIMILLIAN ARMOUR**

415.290.6058

&

**MALIN GIDDINGS**

415.531.5033





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This is a charming shingled California craftsman style home featuring a gabled roofline, pediment with fan design at the front of the attached garage, and bay & dormer windows on the second floor. An idyllic front garden with wrought iron gate leads to the entry porch with bench seat.

**OFFERED AT \$1,495,000**

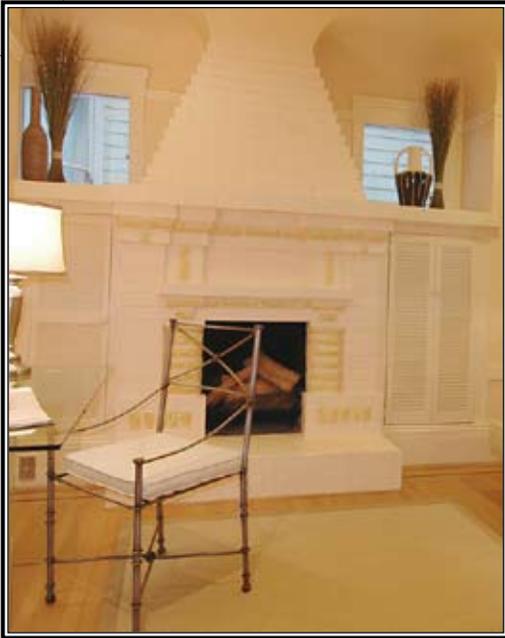
**ABSTRACT**

- Built in 1908
- 3 bedrooms & 2 baths
- Landscaped garden & 2 decks
- 2 wood-burning fireplaces
- Handsome staircase
- 1 car garage
- Lot size: 2,374 sq ft



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## DESCRIPTION OF THE PROPERTY

### MAIN LEVEL

The light and bright LIVING ROOM with DINING AREA features a handsome stone fireplace, tall ceilings with skylight and large picture window with custom light filtering shades. Double doors open to the large sunny east terrace which is ideal for entertaining while enjoying the east vistas and the garden. Steps lead down to the wonderful GARDEN with an artist's palette of climber roses and other colorful plantings.

The modern KITCHEN features:

- Red painted cabinets & custom wire racks for storage
- Concrete countertops
- Deep stainless steel double sinks
- Tile backsplash
- Track lighting
- Thermador stove with 4 burners & grill
- Thermador ventilator
- Amana refrigerator/freezer
- Dishwasher & disposal

Located at the front is the cozy GUEST ROOM/STUDY with fireplace and side by side cabinets; GUEST BATH with shower. Inside access to the attached GARAGE.



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### SECOND LEVEL

Ascend the handsome staircase with carved scroll post and banister to the bedroom level.

The spacious east facing MASTER BEDROOM with pitched ceiling features ample custom closets and expansive step-out DECK that looks out to the Bay Bridge, downtown city lights and east bay.

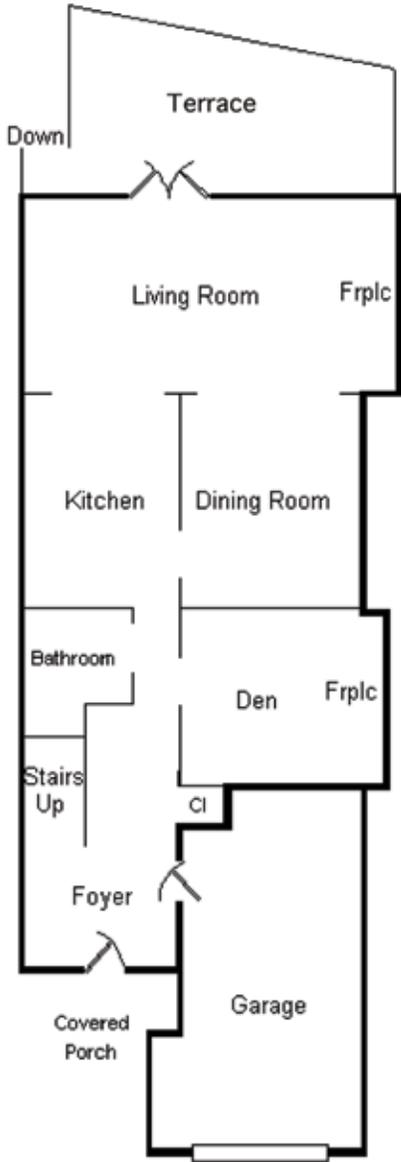
The MASTER BATH has a deep spa tub and separate shower with marble surround, pedestal sink with large mirror and WC.

The west BEDROOM with pitched ceiling features a bay window with bench seating and ladder to a sleeping area.

### OTHER

- 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 "Seller's Disclosure Package" available on request with Listing Agents.

MAIN LEVEL



SECOND LEVEL

