



LOWER PACIFIC HEIGHTS

HISTORICAL RELEVANCE MARRIES MODERN CHIC

2432 PINE STREET, SAN FRANCISCO

Presented by:

MALIN GIDDINGS & MAX ARMOUR

415.531.5033

415.290.6058



*sf*properties.com



This historic Victorian has experienced a rebirth by it's designer owners. With its impeccably restored façade, the home enters the 21st Century with a completely rebuilt and expanded interior. Characteristic high ceilings, bay windows, tall doorways and beautiful reclaimed fir wood floors blend with ultra-contemporary conveniences and 'smart house' amenities for today's lifestyle. The fully detached home enjoys abundant natural light!

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SAN FRANCISCO**

OFFERED AT \$2,095,000

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ABSTRACT

- Major reconstruction/expansion 2010
- 3 bedrooms, 2.5 deluxe baths
- Great room
- Gourmet kitchen
- Patio/garden
- Laundry, ample storage
- 2-car tandem garage



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

Coldwell Banker believes this information to be correct but has not verified this information and assumes no legal responsibility for its accuracy. Buyers should investigate these issues to their own satisfaction. Independently Owned and Operated by NRT Inc.



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MAIN LEVEL

The main level has been completely opened to incorporate delightful LIVING, DINING and KITCHEN areas into a virtual GREAT ROOM.

The focus in the Living Area is the striking gas fireplace with custom stainless steel facing. The Dining Area comfortably seats a large dinner party.

The ultra modern open Kitchen features handsome stainless steel counters and large island with overhead 'Campbell Soups' lighting by Ingo Mauer, along with custom cabinets and ample storage. Two tall frosted glass doors conceal a large pantry and a Powder Room.

French doors open to the beautifully landscaped, sunny PATIO/GARDEN for alfresco dining and relaxation. Tall fern trees provide the backdrop to perennials, seasonal blooms and a lush lawn; Mexican beach stones are set into the architectural patio grid.

Top-of-the-line all-Viking Professional appliances include:

- French door refrigerator and pull-out freezer drawer
- 4-burner gas range
- Ventilator
- Microwave-convection oven
- Dishwasher
- Miele coffee machine
- 150+ bottle Sub-Zero wine cooler



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SECOND FLOOR

Ascend the staircase with brushed steel banister to the upper landing with skylight overhead. The tall ceilings are accentuated by tall frosted glass doors and additional skylights allow natural light to filter throughout the hall and all the rooms.

The MASTER BEDROOM overlooks the patio/garden and features 'his and her' custom wardrobe closets. The luxurious MASTER BATH with handsome tile surround houses a stainless steel top vanity, designer sink with mirror and wall sconces, glass enclosed shower with rain shower and deep spa tub.

The charming FRONT and MIDDLE BEDROOMS share a large FULL BATH with finishes similar to the master bath. Additional closets are located off the hall.

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LOWER LEVEL

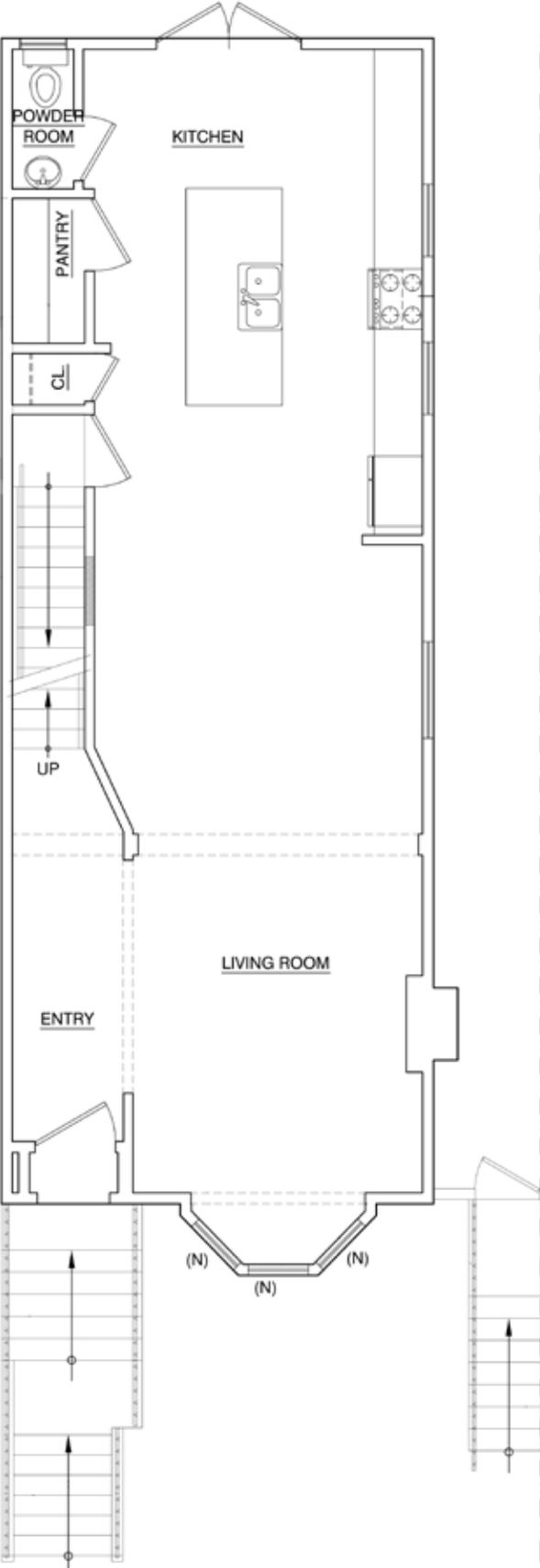
The newly installed two-car tandem GARAGE has convenient inside access, a large LAUNDRY ROOM with side-by-side Frigidaire washer/dryer and ample storage; utility closets complete the lower level.

OTHER

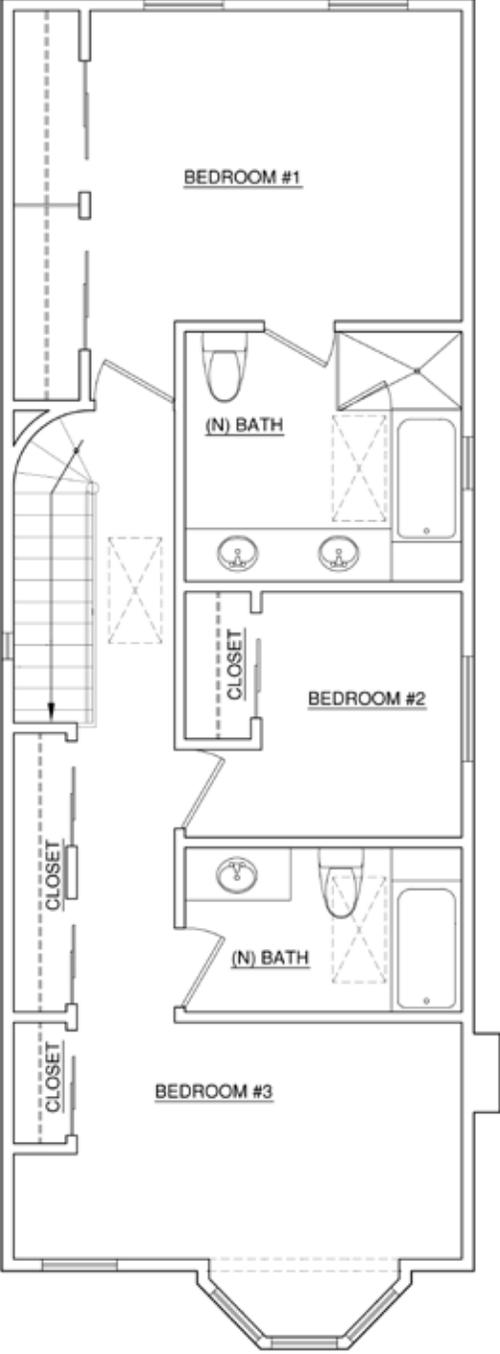
- Owner's List describing the Project Team and extensive structural, mechanical specifications and finishes is available at the property.
- Exclusions from the sale of the real property: hanging light fixtures in the living and dining areas, hanging light fixture in south bedroom.
- Prior to submitting any offer, prospective Buyers are advised to review the Seller's Disclosure Package available on request.
- Taxes to be reassessed upon the sale of the property to approximately 1.163% of the purchase price.



FLOOR PLAN
FIRST LEVEL



SECOND LEVEL



FLOOR PLAN
GARAGE LEVEL

