

Mallorca

245
MALLORCA
WAY

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245 Mallorca Way

MARINA
Vibrant City Living at its Best!

Table of Contents: _____

5 Overview	
6 Main Level	
9 Second Level	
10 Lower Level	
16 Floor Plans	



Overview:

Offered at \$3,495,000

Located on a tree-lined quiet street in the heart of the Marina, this exquisite residence combines gracious Spanish/Mediterranean architectural characteristics with all the conveniences of modern living.

The extensive renovation was completed in 2009. The detailed list of capital improvements and custom design installations attached to the Property Disclosure Package attests to the superb planning and craftsmanship of this wonderful home.

ABSTRACT

- Built in 1941, major remodel 2009
- 4 bedrooms, 4.5 baths including luxurious master suite
- Stylish living room & formal dining room
- Gourmet kitchen & breakfast room
- Adjoining family/media room & library
- Temperature controlled wine room with 1,138 bottle capacity
- Expansive multi-use family/office/game room opening to veranda & garden
- 3 fireplaces, laundry, 2 terraces, view roof deck & garden
- 2 car garage, at-home gym area & ample custom storage

Main Level:

The signature Spanish/Mediterranean style of the home is reflected in the red tiled parapet, handsome iron work, graceful arched windows and columns. The landscaping, raised planters and night lighting add to the charm of the residence.

The FOYER introduces graceful wood trim framing in the arched doorways to the public rooms. Polished parquet or hardwood floors with inlay are featured throughout the main level.

The stylish LIVING ROOM features a coved ceiling with decorative crown molding, arched picture windows and fireplace with a carved stone mantle.

The formal DINING ROOM seats a dinner party of eight or more.

The well-designed, fully equipped KITCHEN with sunny BREAKFAST ROOM has baker's marble countertops, bar area and custom storage. This is truly an exceptional kitchen both for cooking and entertaining!

Top of the line appliances include:

- BlueStar cooktop with 8 variable BTU burners
- Commercial ventilator
- Viking double ovens & warming oven
- BlueStar salamander infrared broiler
- Miele microwave and convection oven
- Family sized Miele refrigerator/freezer
- Bosch dishwasher

The spacious FAMILY/MEDIA ROOM features a wall-to-wall entertainment system with flat screen monitor, 2 additional TVs and gas burning fireplace.

A cozy LIBRARY with built-in bookcases and pocket doors adjoins the main floor guest BEDROOM and FULL BATH with marble surround.

The designer POWDER ROOM with tiled wainscoting off the foyer completes this level.





Second Level:

Ascend the graceful staircase with Art glass sidelights to the second level landing with skylight. This level is air conditioned.

The private MASTER SUITE features a fireplace, ample wardrobe space and west terrace with windbreak. A spiral staircase leads to the sunny, view ROOF DECK.

The luxurious marble & mosaic tiled MASTER BATH features double vanities, deep tub, separate glass enclosed shower, heated towel bar and motorized skylight shade for exceptional light.

A second DRESSING ROOM with custom storage (or BEDROOM alternative) is located at the front of the house along with a BEDROOM with east terrace. A mosaic tiled BATH with shower and skylight adjoins.

The convenient LAUNDRY and linen storage complete this level.



Lower Level:

The entire household will enjoy the spacious MULTI-USE ROOM for enjoyment of at-home media and games as well as convenient office space. The landscaped VERANDA provides a relaxed ambience for BBQs. A handsome limestone table with built-in Ecosmart heating is perfect for evening entertaining.

The climate controlled glass enclosed WINE ROOM has a 1,138 bottle storage capacity. A wine-tasting area with counter space, wet bar and glass washer, pantry and tiled BATH adjoin.

The impeccable two car tandem GARAGE is finished with an epoxy floor coating. It incorporates an exercise area and wall-to-wall custom storage including a cedar lined closet, Miele refrigerator and freezer.





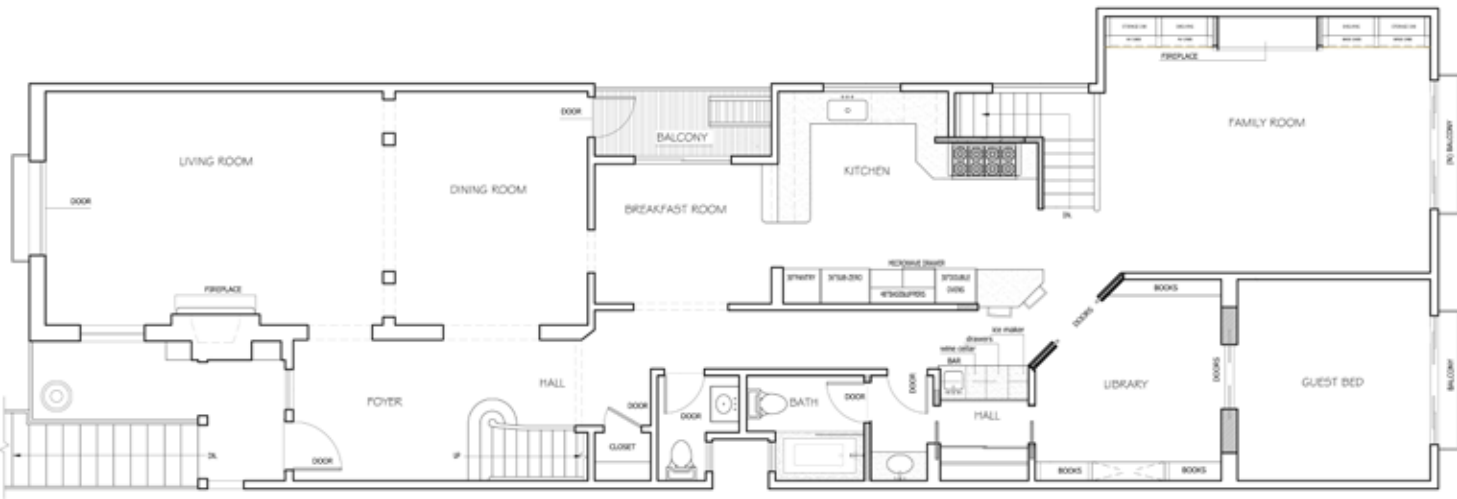
Other:

- Taxes will be reassessed upon the sale to approximately 1.1718% of the purchase price.
- Prospective Buyers are advised to review, prior to any offer, the Property Disclosure Package available on request.
- Included in the sale:
 - 7 televisions and audio equipment
 - Custom aluminum planter in powder coated rust (45"x18"x18") on garden level terrace
 - Custom table with limestone top with Ecosmart heater and stainless steel base
 - Statue at front door alcove
- Excluded from the sale:
 - Chandeliers in foyer, dining room, library & powder room
 - 4 sconces in 2nd floor hallway
 - 2 sconces in 3rd floor hallway
 - Verre Eglomise on 3rd floor hallway
 - Window treatments in living room, family room, 2nd floor guest bedroom, 3rd floor office
 - Fireplace screen & tools in living room

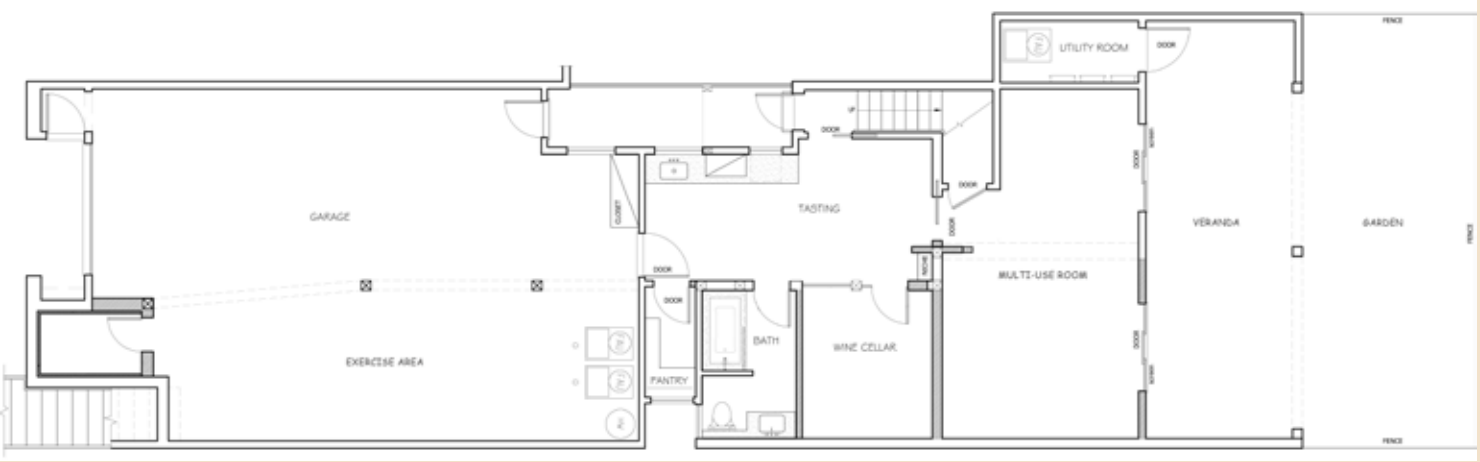




Floor Plans:



Main Level



Lower Level



Second Level



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