

2847

WASHINGTON STREET

Proudly presented by:

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2847 Washington Street

PACIFIC HEIGHTS
Classic Victorian Meets the 21st Century

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OVERVIEW:

Offered at \$5,495,000

The close collaboration between the owners of this classic Victorian and renowned architect John Maniscalco successfully blends the old and new in a stunning way resulting in a magical sum that is more than its parts. Maniscalco has won several awards and recognition for his fine work and is featured in the latest edition of “100 of the Best Houses in the World”.

The residence has been seamlessly transformed to provide expansive indoor/outdoor living. It is a family/fun house providing elegant adult entertaining space as well. Abundant natural light floods the reconfigured interior spaces on all four levels along with high efficiency night time lighting.

Tall ceilings and doorways and rich Australian Jarrah hardwood floors add drama. Illustrative of attention to exquisite detail, cabinetry facings are of Mappa burl veneers thinly sliced from exotic Brazilian wood, custom set in an attractive open book mirror design.

The interior “DNA” white birch spiral staircase that joins all 4 levels is a brilliant sculpture in and of itself. Its graceful twin spiral bannisters mimic the double helix of the genetic code and look out to the patio/garden, cityscape views and vistas.

ABSTRACT

- Major renovation in 2006
- Legal two-unit floor plan reconfigured for single family living
- Total 6 bedrooms, 5.5 baths
- Spacious living and dining rooms
- Great Room: gourmet kitchen/breakfast/family room
- 3 fireplaces, two laundries
- Lower 2 levels: kitchen, sitting room & bedroom, office & 2 baths
- Fully wired for Internet & AV
- 2 car garage + driveway
- Full seismic upgrade & all new systems

MAIN LEVEL:

The ENTRY HALL with polished hardwood floors and tall ceiling introduces the contemporary design and impeccable finishes found throughout the residence. The main level exudes an airy openness sans doors with brilliantly designed glass transoms atop tall custom cabinet-walls defining each of the public areas.

The inviting and spacious LIVING ROOM features two sitting areas, one with bay window outlook to the tree-lined street and the second area with double sided fireplace which can also be enjoyed from the formal DINING ROOM.

The GREAT ROOM is the heart of the house, expertly laid out for today's family lifestyle of cooking and entertaining. The open custom KITCHEN features include:

- Exotic Brazilian bamboo granite, a low maintenance countertop with striking mosaic surround
- Ample custom cabinets & storage systems
- Viking cooktop with grill & Range Master ventilator
- Dacor double ovens & microwave oven
- Viking refrigerator/freezer

The built-in BREAKFAST AREA banquette and computer desk is part of this open space.

The FAMILY/MEDIA ROOM features a fireplace and floor-to ceiling bookcase/display shelves on two walls. A charming light filled bay provides an intimate nook for two.

The DNA staircase with patio/garden and City outlooks conveniently accesses the upper and lower levels. Stunning south light fills the staircase and adjoining spaces which is so vital to the delightful bright ambience of the home.





SECOND LEVEL:

Multiple skylights in the soaring ceiling flood the upper level hall with abundant natural light. Its width and height provides the perfect gallery space for art and family photos as well as a delightful space for books and story reading. The thoughtful layout of four bedrooms and three designer bathrooms all on one level is a rare find for a young or growing household.

The spacious MASTER SUITE with fireplace and balcony enjoys Twin Peaks and St. Ignatius Cathedral views and forever vistas. An oversized walk-in custom DRESSING ROOM adjoins the light-filled MASTER BATH with marble and Bisazza Italian mosaic walls, handsome double vanity, spa tub and separate shower.

The front en suite BEDROOM with private BATH looks out to the pretty street scene. Two additional BEDROOMS with skylights share an adjoining FULL BATH with double vanities. All bedrooms have ample closet space & all baths have high-end stone work and mosaic tiles from floor to ceiling.

One washer/dryer is conveniently located on this floor.



LOWER LEVELS:

The legal unit on these two levels has been seamlessly incorporated into the main house and is accessed by both the spiral staircase and a separate entrance at street level. It has wonderful multiple uses for the household and is ideal as GUEST QUARTERS for family and friends or for the AU PAIR. It contains a fully equipped KITCHEN with dining area, SITTING ROOM, BEDROOM, two FULL BATHS, a second LAUNDRY, and a spacious OFFICE which opens to the outdoors.

The very private & south facing PATIO/GARDEN features a pergola, outdoor speakers, mood lighting & deck and barbecue, and a wonderful temperature controlled COUNTER-CURRENT LAP POOL – a special luxurious feature for at-home exercise and relaxation!

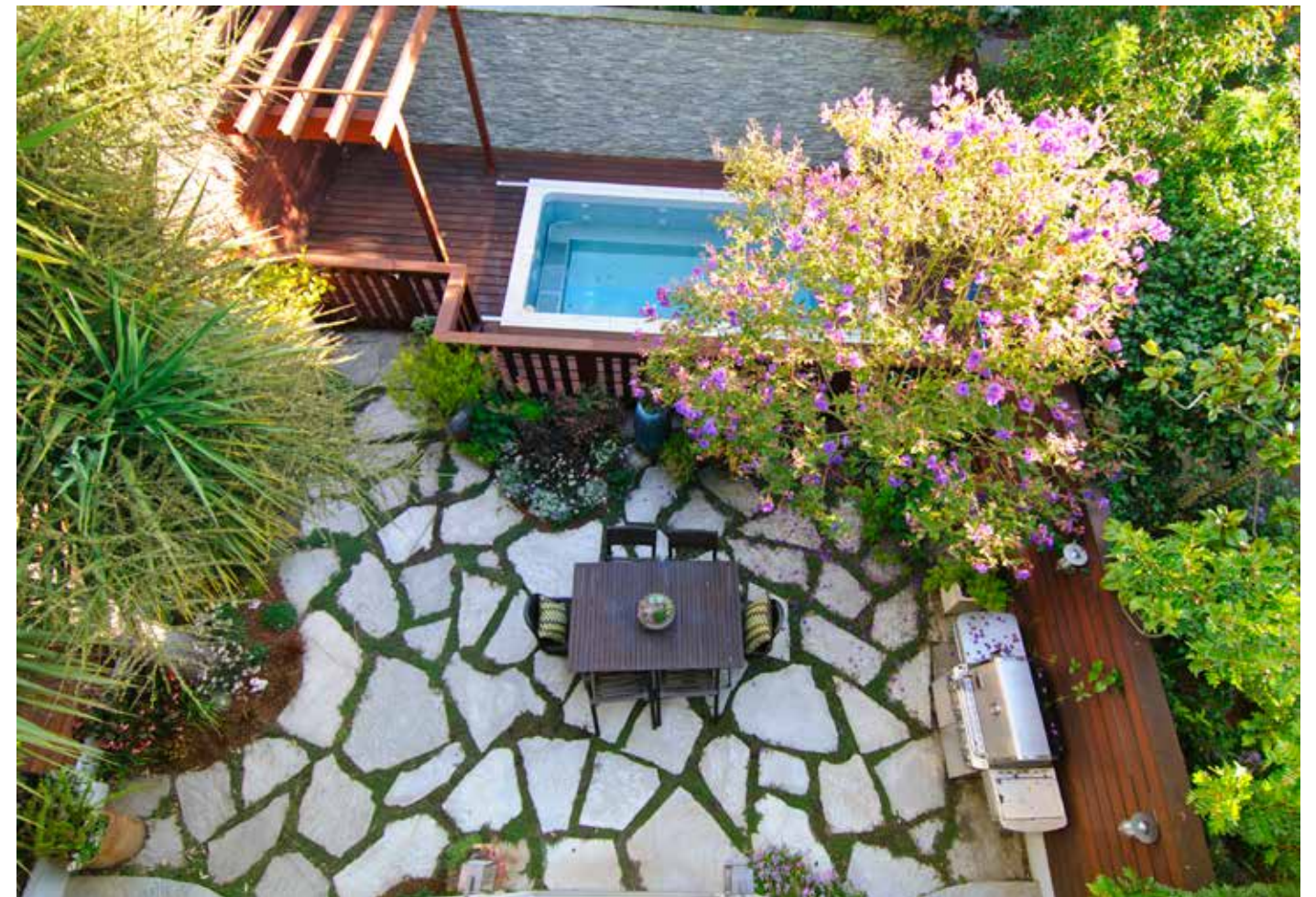
The two-car GARAGE with driveway has inside access and contains built-in extra storage.



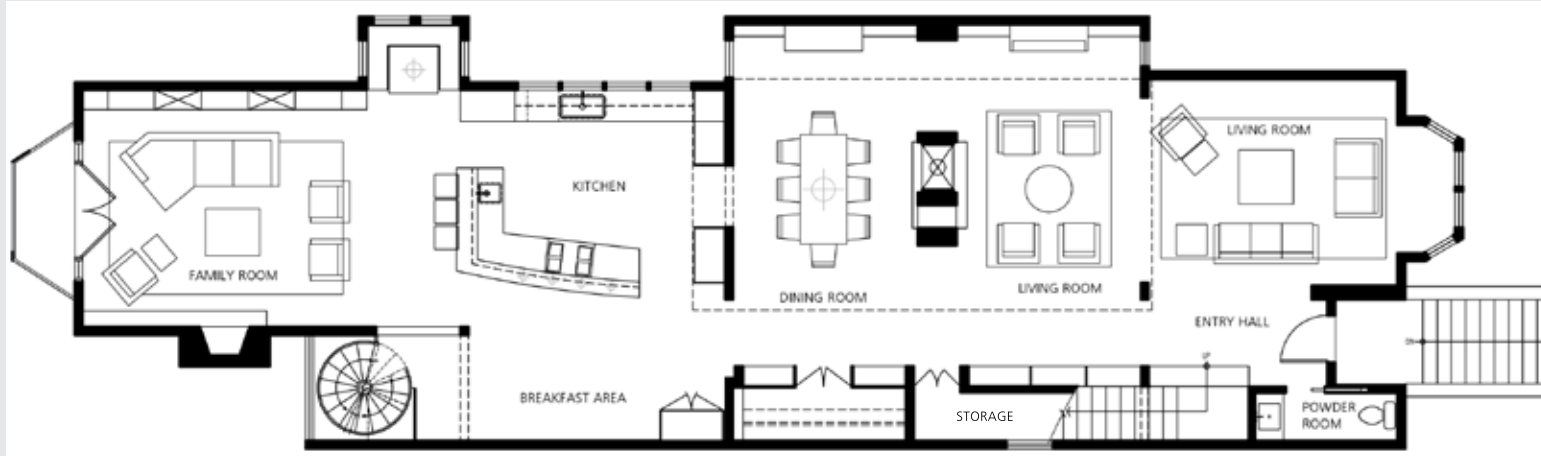


OTHER: _____

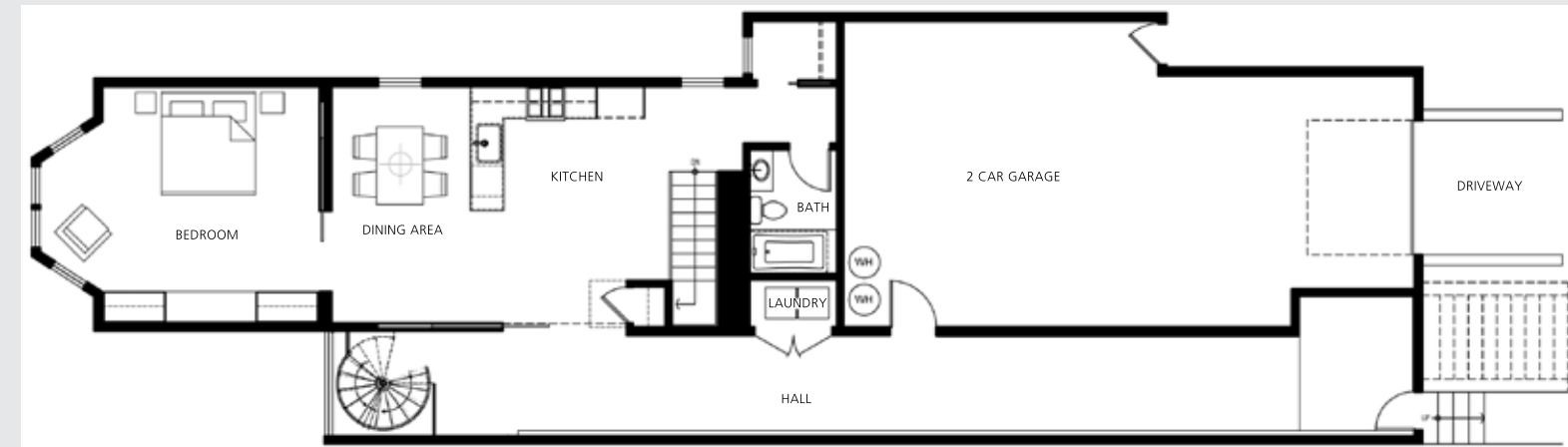
- The Project Team
 - John Maniscalco, Architect, www.m-architecture.com
 - Andy McHale Design Line Corp., General Contractor
- Taxes will be reassessed upon the sale to approximately 1.1691% of the purchase price.
- Prospective Buyers are advised to review, prior to any offer, the Property Disclosure Package available on request.



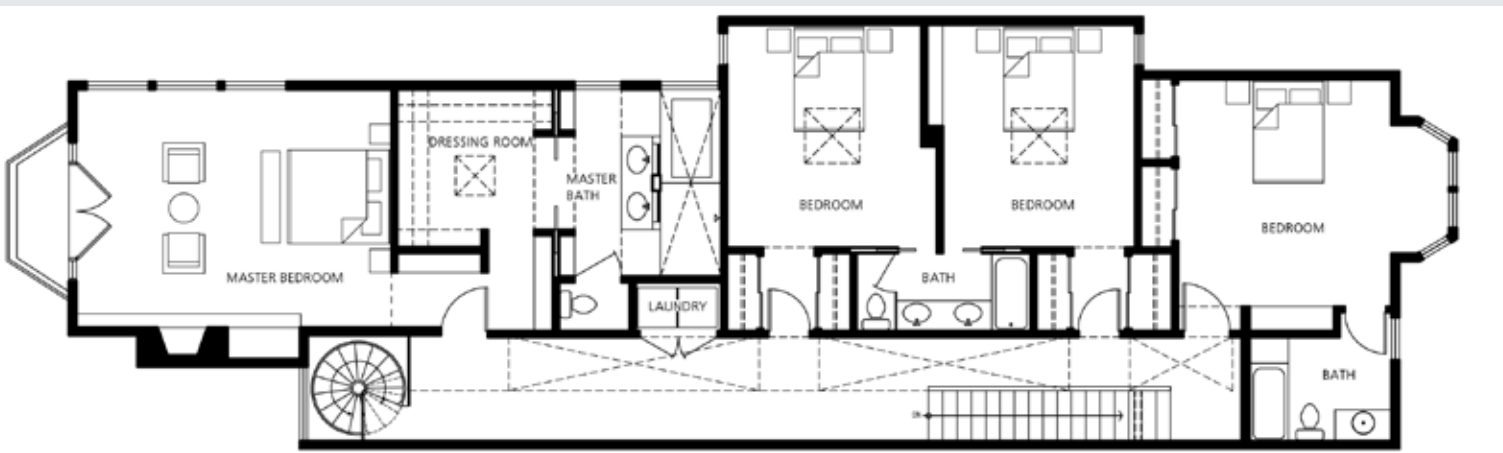
FLOOR PLANS: _____



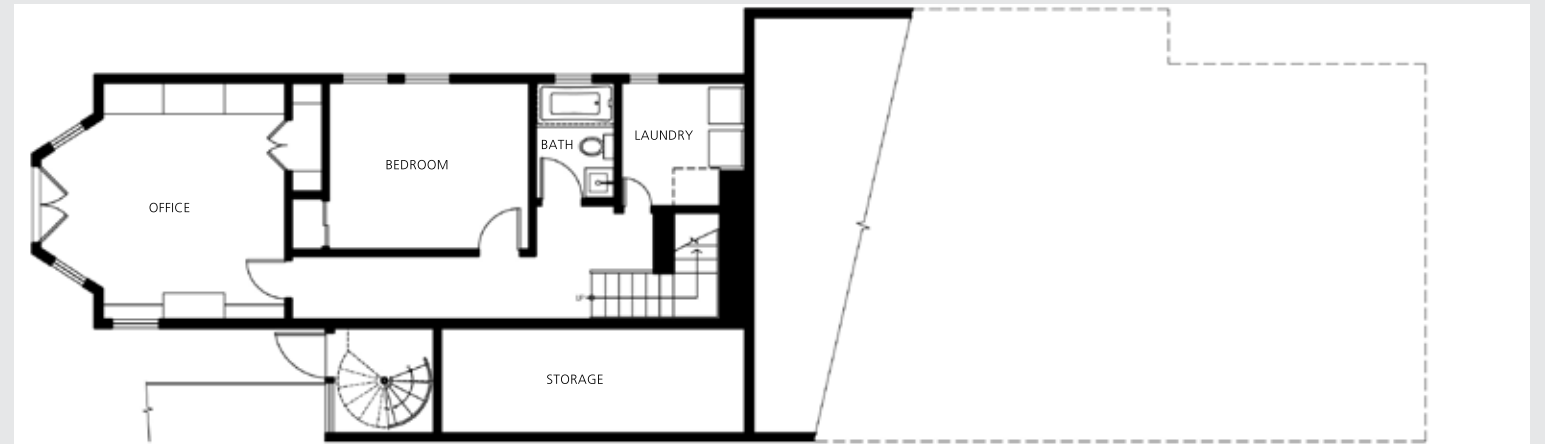
1st Level



Street Level



2nd Level



Lower Level



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