

45

SCENIC WAY

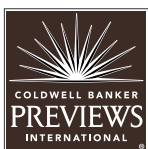
Proudly presented by:

MALIN GIDDINGS

415.531.5033

MAX ARMOUR

415.290.6058










45 Scenic Way

SEA CLIFF

Impressive Corner Family Home with Views and Garden

TABLE OF CONTENTS:

| | |
|----------------------|---|
| 5 OVERVIEW |  |
| 6 MAIN LEVEL |  |
| 9 SECOND LEVEL |  |
| 10 THIRD LEVEL |  |
| 11 LOWER LEVEL |  |
| 13 GARDENS |  |
| 15-17 FLOOR PLANS |  |



OVERVIEW:

Offered at \$6,500,000

Located on a prominent corner, No. 45 Scenic Way completes a trio of distinctive residences (including Nos. 9 and 25) all by architect Willis Polk (1867-1924) who worked in the Neo-classical style with French country manor influences. He is known for exceptional residential designs in Pacific Heights, in particular on Russian Hill Place and the spectacular Filoli estate and gardens in Woodside.

The comprehensive remodel of No. 45 combines the elegance of architectural tradition with sophisticated contemporary interior spaces to provide the perfect floor plan for entertaining and ease of family living on four levels. Natural light floods this gracious, fully detached home through panoramic windows, skylights and a three-story stairwell atrium. Tall ceilings and doorways, deep crown moldings, rich paneling and beautiful hardwood floors lend an aura of timeless style. Comprising an entire city lot, the south-facing, newly landscaped garden provides a private and spacious retreat.

ABSTRACT

- Built in 1915, just completed major renovation with extensive seismic upgrades
- 7 bedrooms, 6.5 deluxe baths including rare 4 BRs & 3 BAs on one level
- Elegant living room with fireplace, formal dining room & breakfast room
- Gourmet kitchen, open family/media room & deck overlooking spacious garden
- Top floor Golden Gate Bridge view family room with deck, home office
- 2 fireplaces, wine cellar, laundry room & au pair/workout room
- Elevator, 2-car garage and ample storage
- Double lot size: approx. 3,355 + 2,750 sq ft (6,100) per plat map

MAIN LEVEL:

Surrounded by handsome mahogany paneling in the classical style, the inviting FOYER and main staircase reflect warmth as well as elegance. Deep crown moldings, tall, arched French doorways, and lustrous hardwood floors are featured throughout the house. The central stairwell/atrium features skylights, double hung windows and a picturesque art glass window, bringing abundant natural light to all three levels.

The exquisitely proportioned LIVING ROOM with marble fireplace and handsome mantle, formal DINING ROOM with expansive bay window and charming BREAKFAST ROOM all overlook the tranquil, tree-lined streetscape.

The state of the art KITCHEN/FAMILY/MEDIA ROOM forms the light, airy heart of the house, ideal for today's informal dining and entertaining. The fully equipped kitchen is designed for both family cooking and caterer. Features include:

- Ample custom white cabinetry
- Handsome Callicata marble counters and full backsplash
- "Waterfall" Callicata center island with bar seating
- 6 burner Wolf range with grill top & double ovens
- RangeCraft ventilator hood
- Sub-Zero refrigerator w glass front, refrigerator & 4 lower drawers
- Sharp Insight-Pro microwave
- Convenient wet bar with Sub-Zero ice maker, wine cooler and handy pantry

The large FAMILY/MEDIA ROOM offers both cook and household a flowing space for informal socializing. It opens onto the newly constructed, sunny SOUTH DECK with gas BBQ hookup and easy access to the beautifully landscaped PATIO and GARDEN. These verdant spaces and expansive lawn make the perfect setting for outdoor dining and entertaining.

The contemporary POWDER ROOM off the foyer and ELEVATOR off the breakfast room complete the main floor plan.





SECOND LEVEL:

Ascend the gracious, paneled staircase to the second level featuring the rare four bedroom and three bath layout desirable for a large household. The floorplan combines both space and privacy.

On the NW corner, the MASTER SUITE with fireplace overlooks the trees and offers a view of the Marin headlands through a corner of continuous arched windows facing north and west. The designer MASTER BATH features all-marble surrounds, double vanity and double steam shower. The spacious dressing room enjoys a built-in vanity and extensive storage; the second large closet incorporates custom alder cabinetry to provide storage for another wardrobe.

The second BEDROOM centers upon an expansive bay window typical of Willis Polk's architecture; it and the third BEDROOM share a full BATH with shower over tub. The fourth BEDROOM, overlooking the lovely south garden, is appointed with a custom workspace and fitted closet; it has its own BATH with shower. The linen closet and the elevator are located at the end of the bedroom hall.



THIRD LEVEL: _____

At the top of the staircase, arrive at the FAMILY ROOM and north-facing DECK that seem to float above the expansive Golden Gate and Pacific panoramas. The west BEDROOM features an adjoining BATH with shower; at the east end, a second BEDROOM shares a BATH (w/shower) with a well-fitted OFFICE or STUDY, to complete the top floor.

**LOWER LEVEL:** _____

Convenient AU PAIR or WORKOUT ROOM with BATH/shower, LAUNDRY with full countertops, large-capacity WINE CELLAR, utility room, additional ample storage and a spacious TWO-CAR GARAGE complete the floor plan of this gracious residence. A street gate provides tradespersons secure access to the patio/garden and, via a side door, to the lower level.

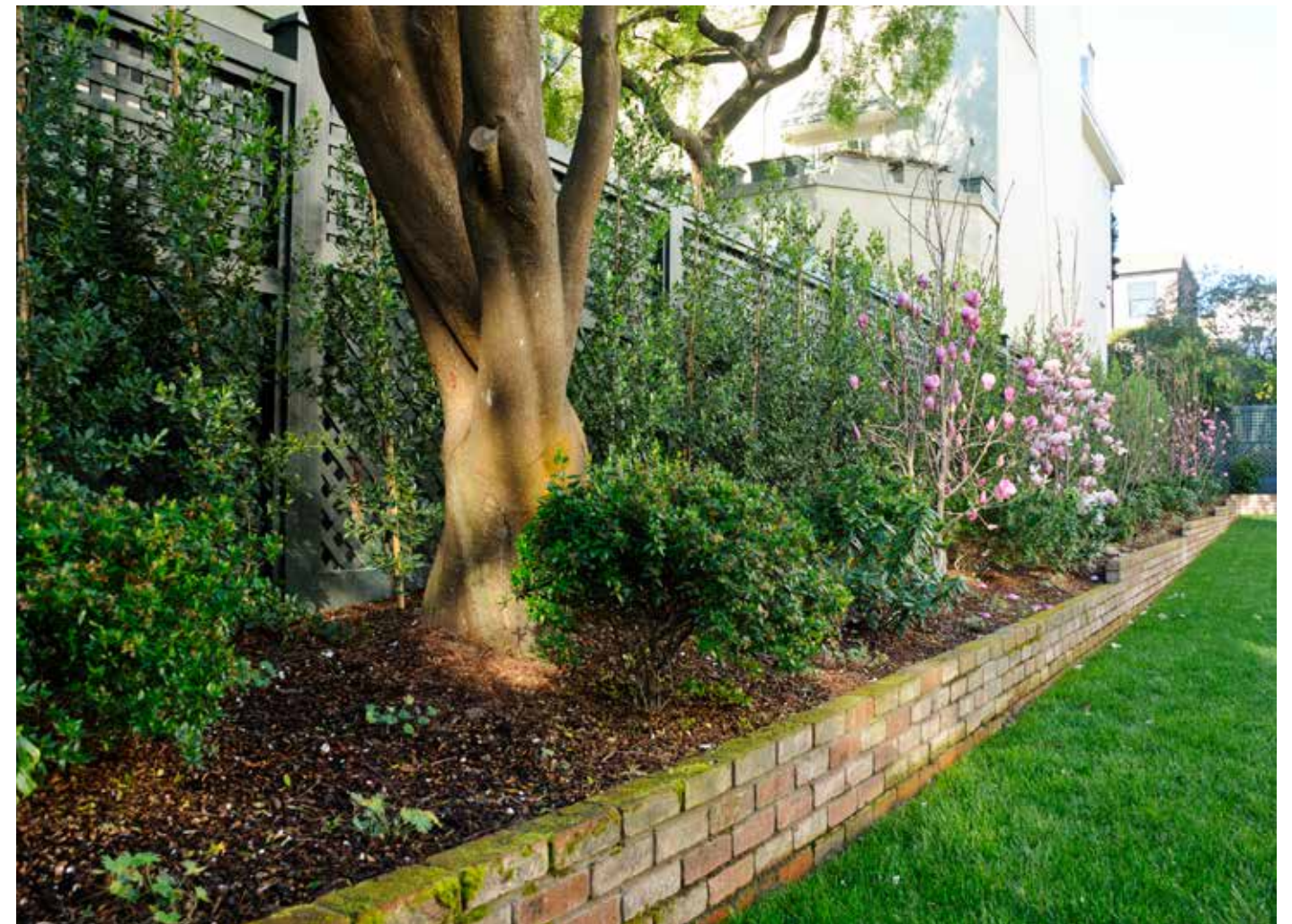




GARDENS:

Noted landscape architect, Betsy Everdell, designed the new GARDENS. Approached from the street, the HEDGE BORDER around the house relies upon simplicity, a soft palette and rich texture to ground the property. The full BACKYARD takes advantage of the sunny, protected southern exposure and integrates the outdoor space with the house via the SOUTH DECK. A hedge and shrub border enclose the back lawn to provide spring color and privacy. On the east side of the GARDEN, a sheltered bluestone PATIO uses flowering crabapples and an evergreen border to create a quiet refuge or intimate dining space.

See Scope of Project, Landscape Improvements List & Plant List for more information about the gardens.

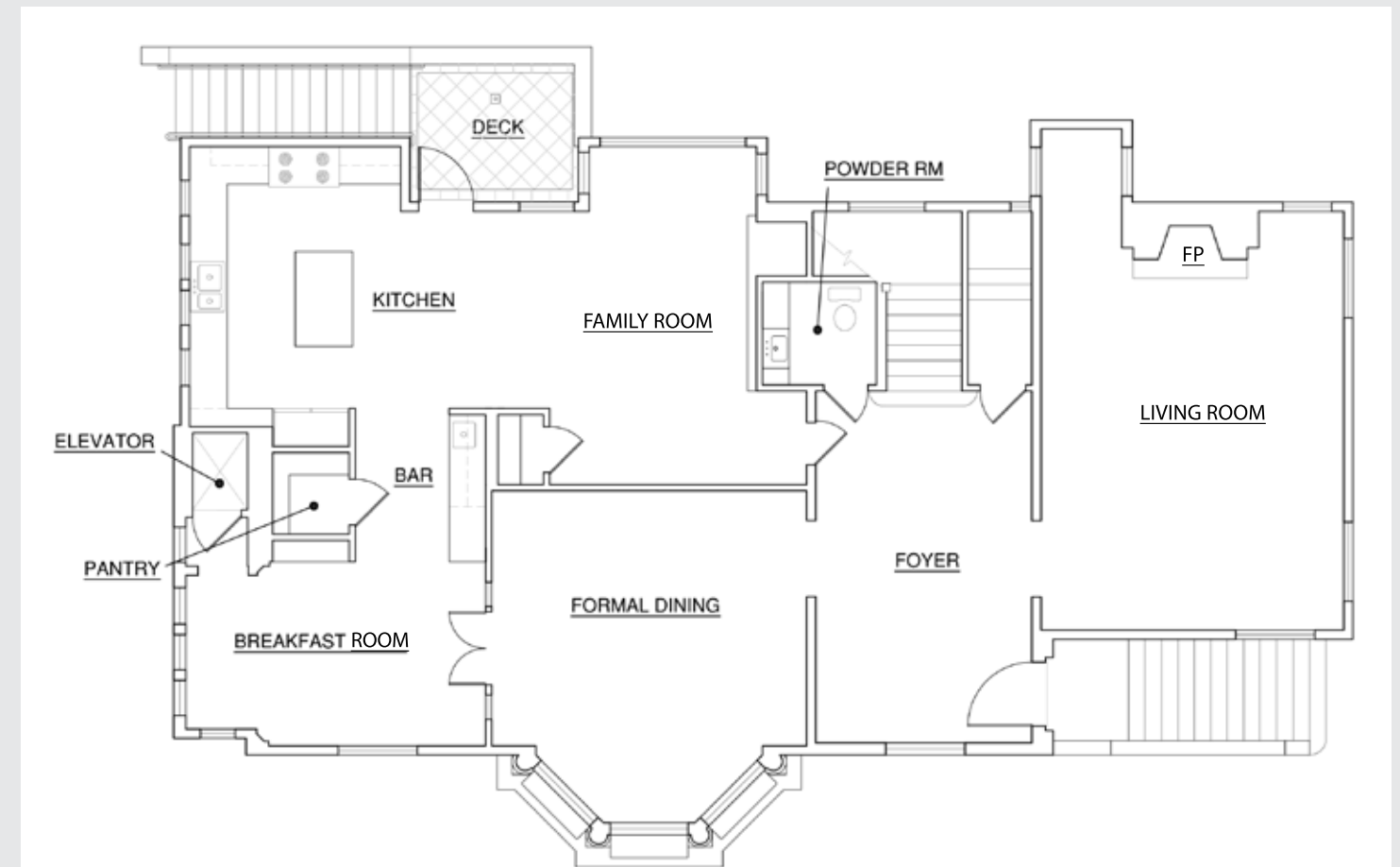


OTHER: _____

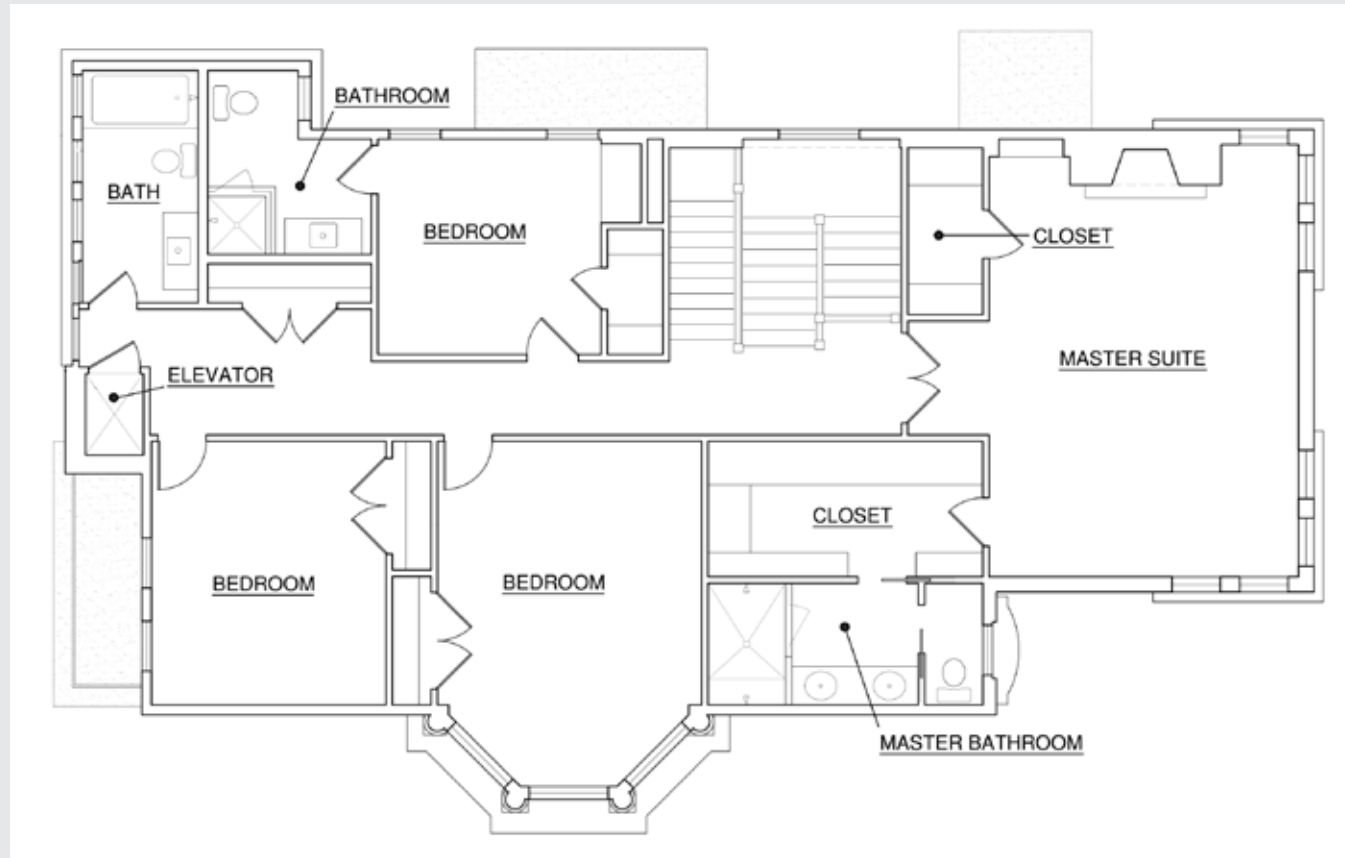
- Prior to any offer, prospective Buyers are advised to review the Property Disclosure Package, including CC&Rs, available on request.
- Taxes will be reassessed upon the sale to approximately 1.1691 % of the purchase price.
- See Richard Avelar & Associates List of Improvements



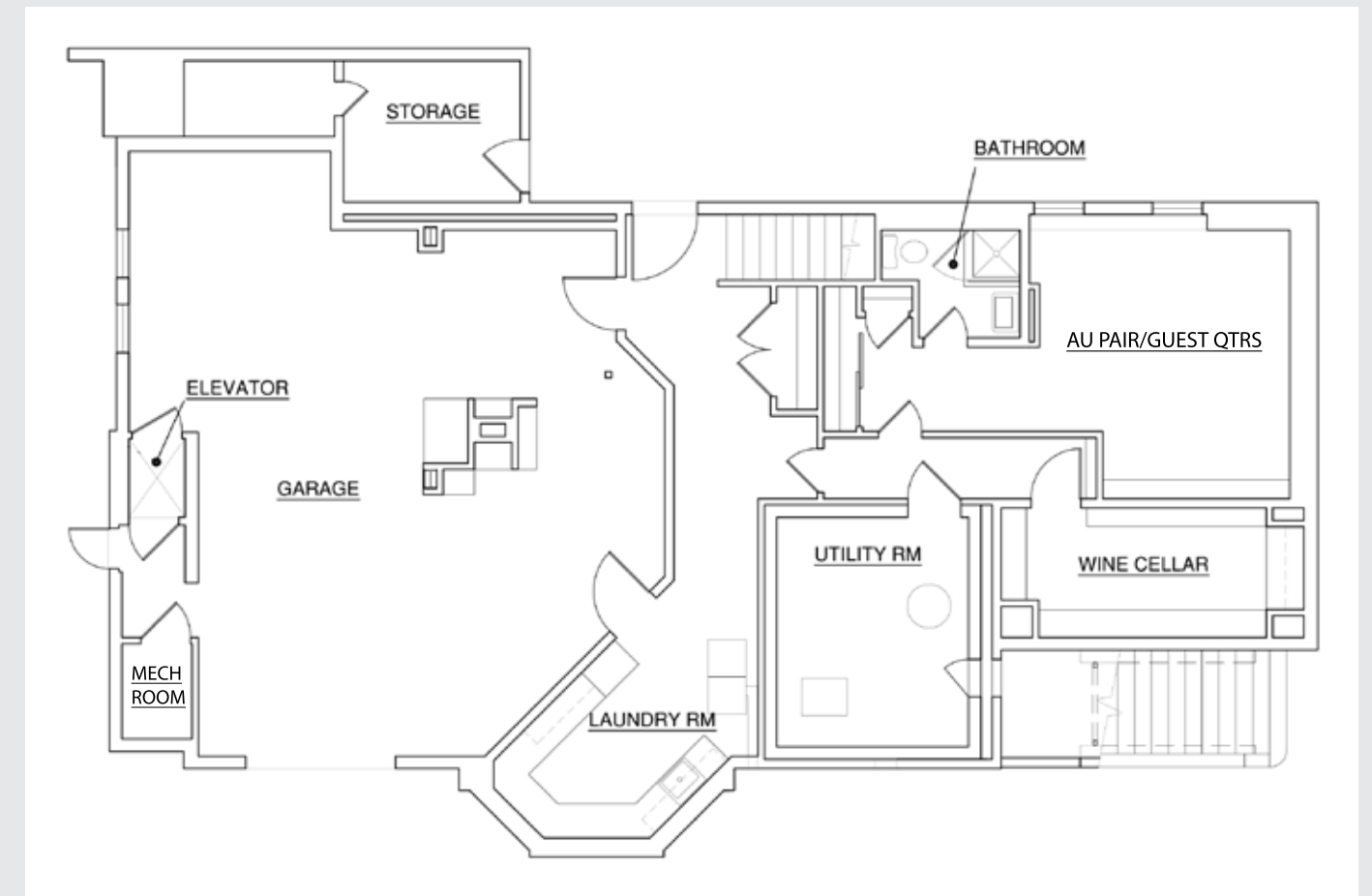
FLOOR PLANS: _____



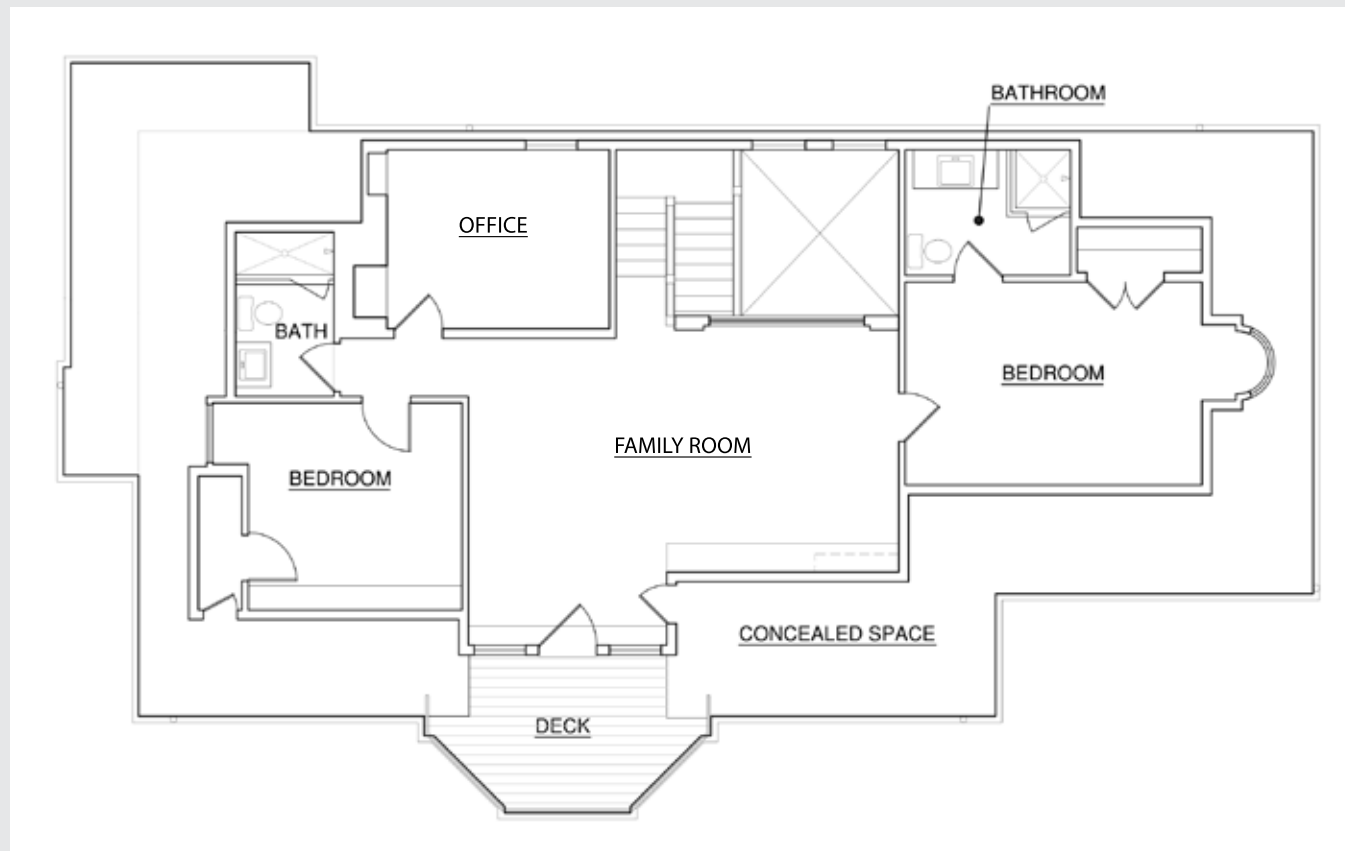
Main Level



Second Level



Lower Level



Third Level





MALIN GIDDINGS
SF PROPERTIES



MALIN GIDDINGS

415.531.5033

malin@sfproperties.com

DRE#: 00511339

MAX ARMOUR

415.290.6058

max@sfproperties.com

DRE#: 01446122

TRI/COLDWELL BANKER

1699 Van Ness Avenue
San Francisco, CA 94109