

# 1350

JONES STREET

Proudly presented by:

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1350 Jones Street

NOB HILL  
Exquisite London Style Townhouse

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OVERVIEW:

Offered at \$3,795,000

A home atop prestigious Nob Hill is San Francisco living at its best! The well-traveled owner and guests will enjoy a stroll along tree-lined Jones Street with its attractive flats and apartment houses to nearby Huntington Park and Grace Cathedral. One can savor gourmet dining, whether in the nearby intimate bistros or Big Four restaurants. Destination shopping, dining and entertainment on Union Square, the Embarcadero or Fisherman’s Wharf are all conveniently accessed via the Powell/Hyde and California Street cable cars!

1350 Jones is one among the few single family homes located on The Hill. The residence is reminiscent of a charming London or Georgetown townhouse. The weathered brick façade features running dentils at the cornice line and white trim casement windows with black shutters. A pair of ionic columns and wrought iron gate frame the entry door with exquisite art glass sidelights. The 3-level floor plan provides a wonderful ambience of elegance mingled with ease that is the hallmark of the San Francisco lifestyle.

The magic of the property is in the intimate scale and proportions of the public and private spaces which feature rich crown molding, wide doorways, picture windows, inlay hardwood, designer floor coverings and custom lighting. The interior finishes reflect the owner’s discerning eye, creating a perfect setting for their collection of art and intriguing objects acquired from their extensive travels around the globe.

ABSTRACT

- Built in 1909
- 3 levels
- Formal living room/fireplace
- Formal dining room/sitting area
- Custom gourmet kitchen
- Solarium breakfast area
- View master suite/fireplace & library
- His & her bathrooms & dressing room
- Guest bedroom or at-home office & bath
- Laundry room
- 2 car tandem garage
- Landscaped patio/garden
- Lot size per tax records: 30’ x 68.66’ (2,060 sq ft)



ENTRY LEVEL: \_\_\_\_\_

The FOYER/SITTING ROOM provides a truly warm and charming introduction to the house with scone lighting, mock library wall covering and leopard carpet.

A Guest Bedroom Suite with bath, quietly located in the back of this level, allows for the gracious entry to serve the double purpose of a private sitting room for guests when in residence. The guest bedroom opens to a lovely English garden.



MAIN LEVEL: \_\_\_\_\_

Ascend the gracious staircase to the Center Hall; its wide doorways open to the public rooms.

The formal LIVING ROOM features a fireplace with side-by-side arched display cabinets and picture windows to the tree-lined street.

The LIBRARY/DINING ROOM with box-beamed ceiling serves a dual purpose—it seats intimate dinner parties and serves as a comfortable library as part of the double parlor of living space. Built-in glossy oxblood book and display cabinets flank one wall.

The designer POWDER ROOM adjoins.

The expansive custom Pullman KITCHEN will please the home cook and caterer as well. Chic & durable baker's granite countertops, ample black green lacquered custom cabinets with brass pulls and under-cabinet lighting provide a perfect setting for food preparation and storage. It is a stunning and functional kitchen.





**MAIN LEVEL (CONTINUED):** \_\_\_\_\_

The fully-equipped kitchen includes:

- Viking 6-burner stove with grill top
- Sub-Zero refrigerator/freezer
- Miele dishwasher
- Compactor
- Wet bar, open glass storage & icemaker
- Large walk-in pantry & extra storage

Enjoy breakfast or daily dining in the cheerful SOLARIUM/BREAKFAST AREA—literally a tree house setting, infused with natural light all day long.

The delightful PATIO/GARDEN is conveniently accessed via the exterior staircase as well as the guest suite for al fresco enjoyment. Old red brick, trellised fencing, boxwood hedges, blooming vines, perennials and seasonal blooms add texture and color to the centerpiece of the patio—the old gnarled tree. It was designed by renowned Suzman Design Associates.





## SECOND LEVEL:

Ascend the staircase with skylight overhead to the master landing. Wide French doors open to the private rooms.

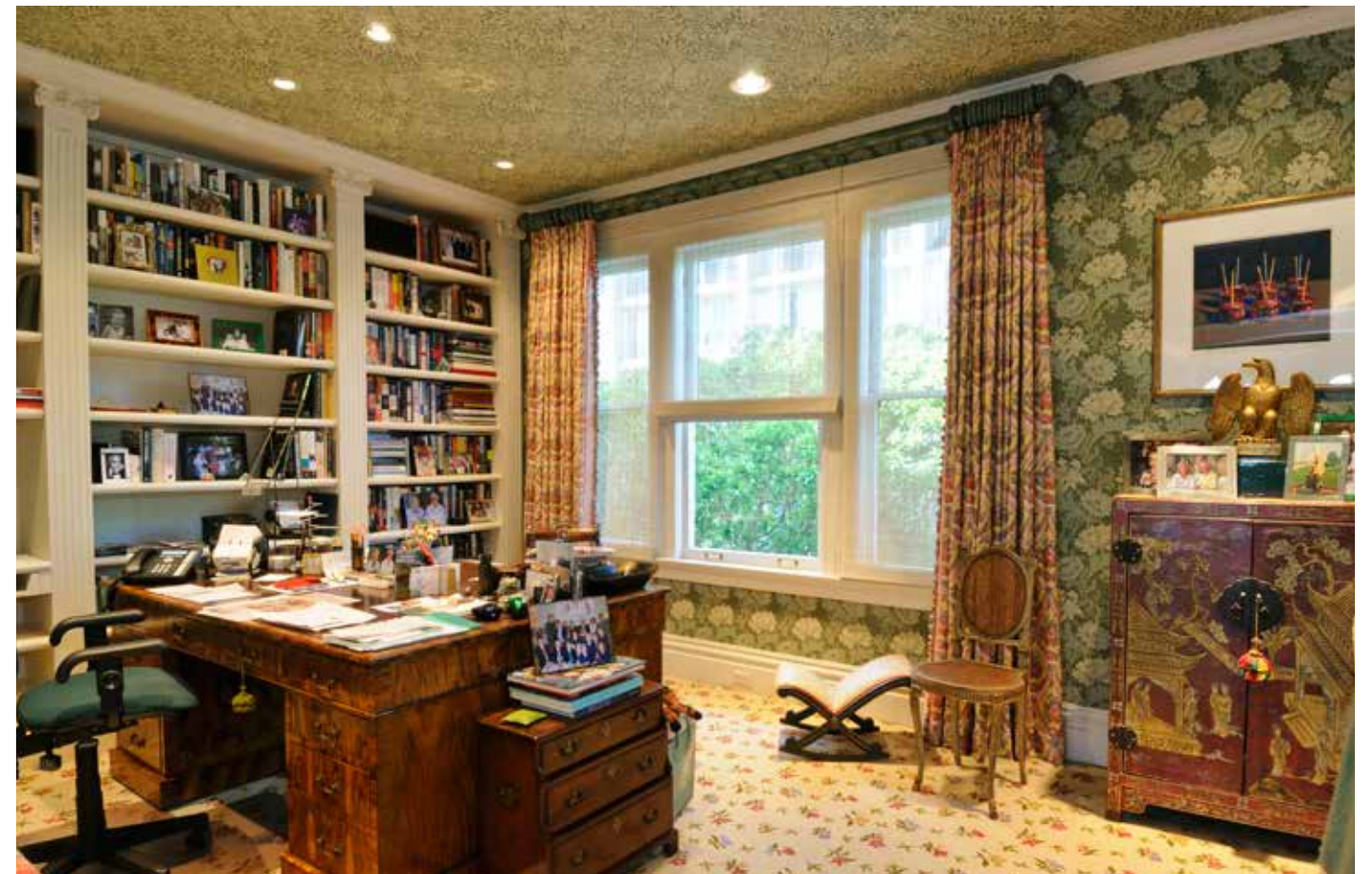
The spacious MASTER BEDROOM enjoys the iconic views of the Transamerica Pyramid, Embarcadero Center towers and the glorious Bay Bridge—with its just installed spectacular art led-lighting display.

The generous size MASTER SITTING ROOM features a wall-to-wall bookcase system, his/her office and a spacious sitting room area around the cozy fireplace.

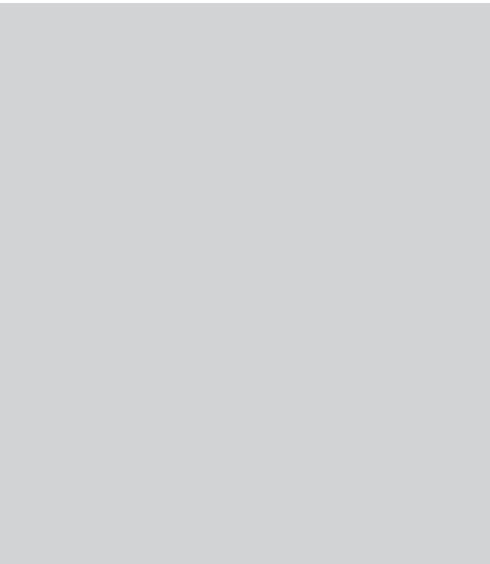
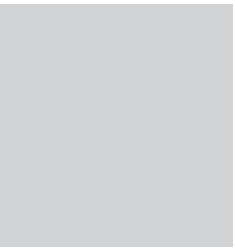
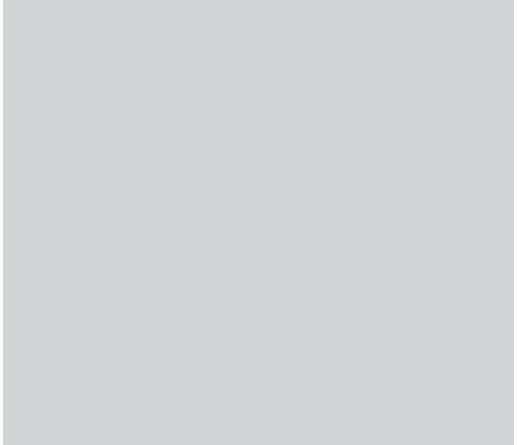
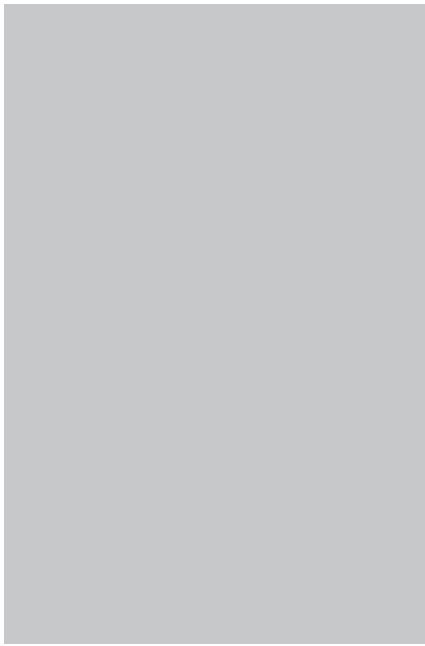
Luxurious LADY'S BATH with marble and crème tile surround features a luxurious soaking tub, designer vanity, brass fixtures and skylight.

THE GENTLEMAN'S BATH has a shower with marble surround, designer vanity and skylight.

The custom DRESSING ROOM provides full wardrobe and accessories storage.









PRIVATE GUEST SUITE:

The charming GUEST BEDROOM providing the ultimate hospitality to guests as well as privacy for both host and guest; French doors to the delightful patio/garden. A BATH with shower adjoins.



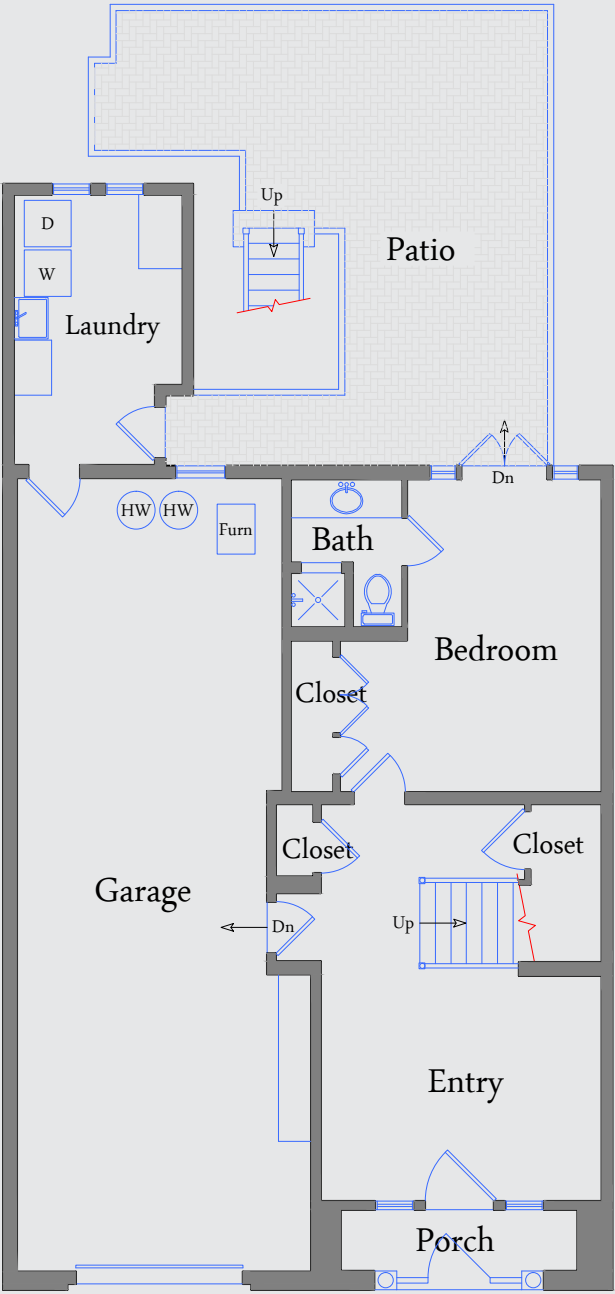
OTHER:

- Exclusions to the sale: All sconces except brass sconces in MBR bath), 2 bedside lights in MBR next to bed, table tops & attached chairs in garage.
- A large LAUNDRY ROOM with s/s washer & dryer includes direct access to garden for maintenance
- Two-car tandem GARAGE.
- 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.

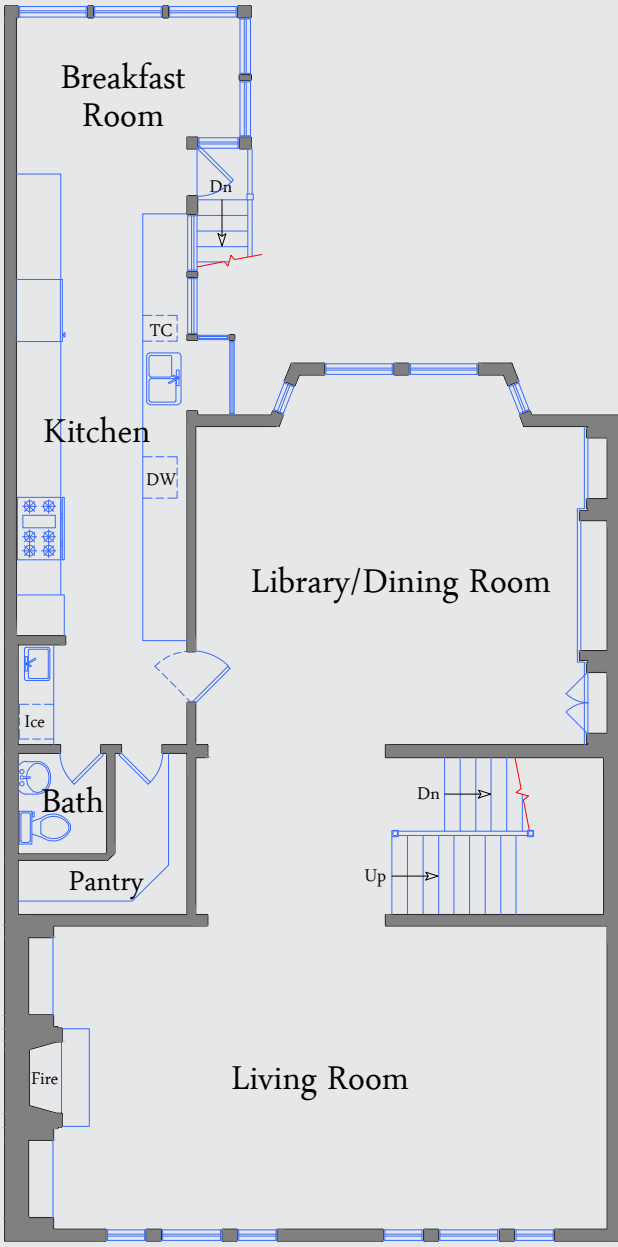




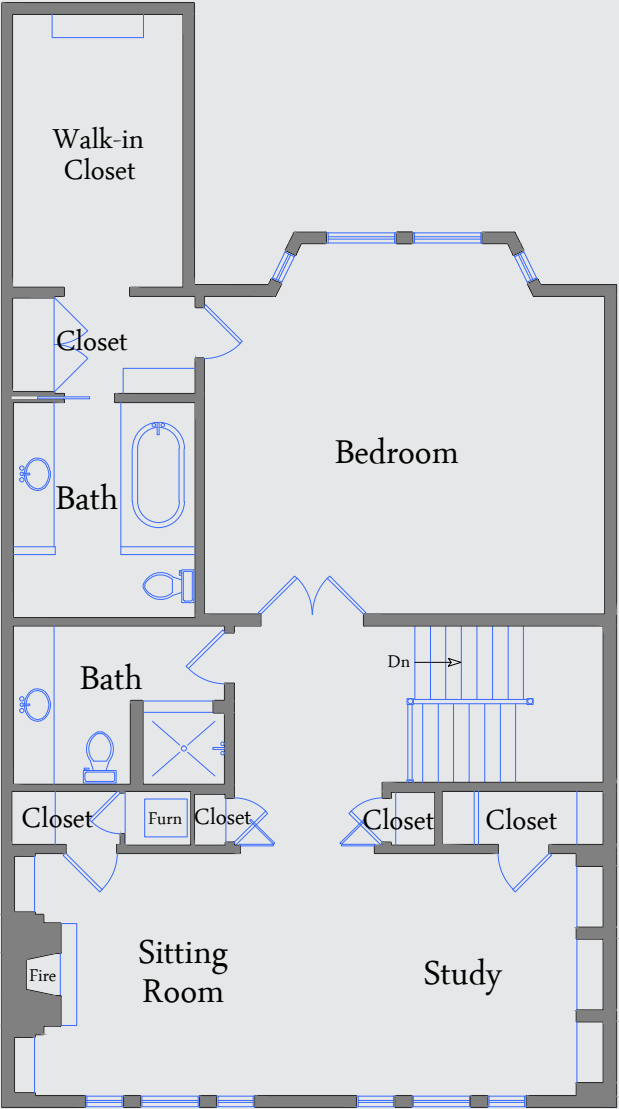
FLOOR PLANS:



Entry Level

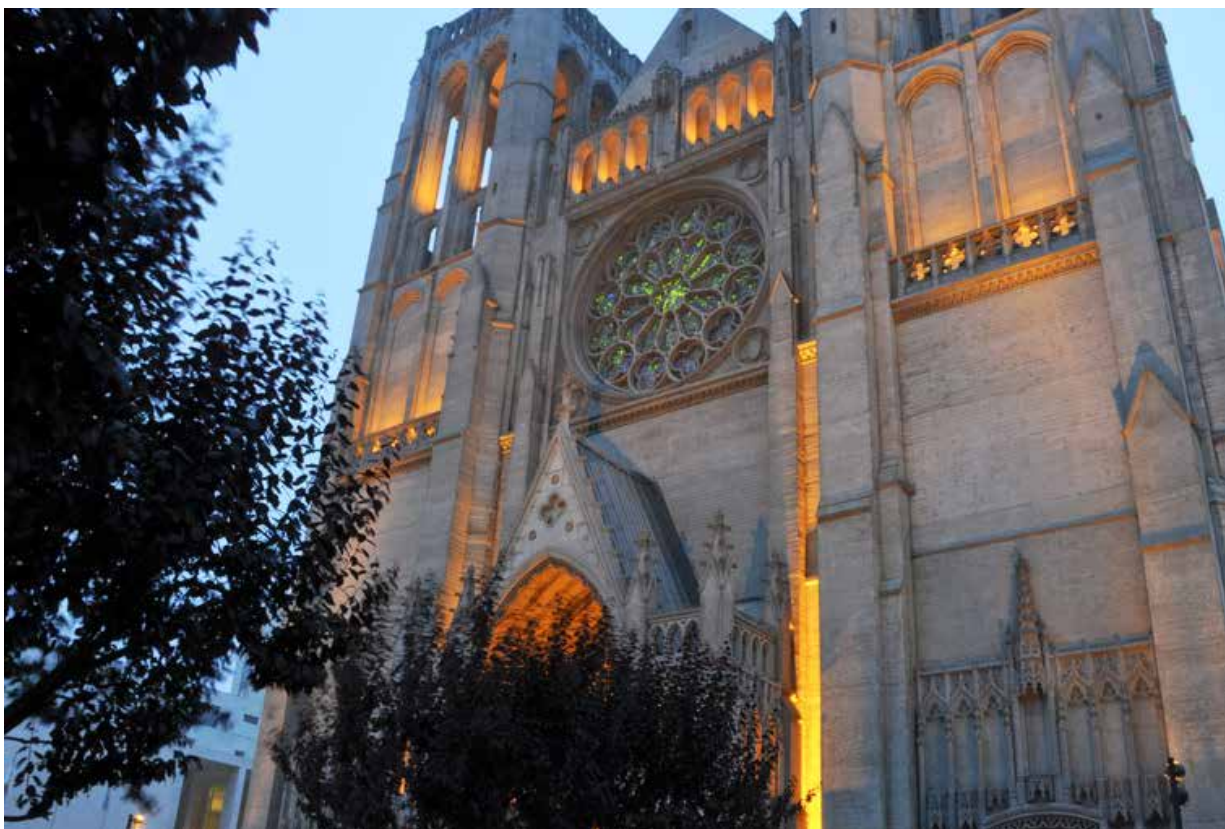


Second Level



Third Level





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