

2850 DIVISADERO STREET, SAN FRANCISCO
COW HOLLOW HOME WITH GOLDEN GATE BRIDGE VIEWS



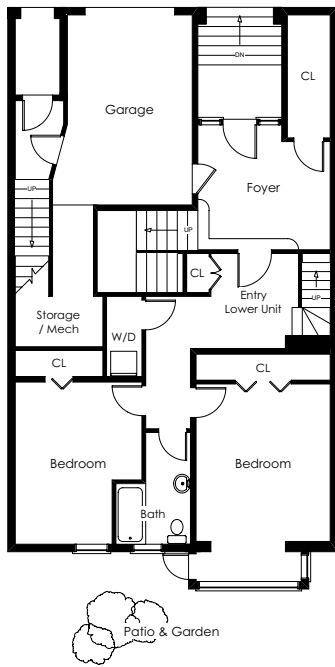
Bestowing the classic Arts and Crafts style of its circa 1905 heritage, this property was originally a spacious, single family residence. Today, the four-level floor plan is configured as two separate residences, each two levels and each with three bedrooms. Throughout, the home reflects the refined aesthetics of its earlier era with timeless elements of wood floors, classic moldings, an interior stained glass window, and three fireplaces. The home's 30-foot frontage contributes to grand living areas that are positioned on the second and third floors across the front of the home facing the Golden Gate Bridge. The vistas from the upper two levels are particularly stunning, spanning from the Golden Gate Bridge, across Alcatraz, and out to Russian Hill. A large, top-level deck with wind panel protection provides a sheltered outdoor venue for enjoying the views. On the ground level, a spacious brick patio garden, accessed from three levels of the home, adds another option for outdoor enjoyment.

From its desirable Cow Hollow address, on the edge of Pacific Heights, this property combines immediate livability with the prospect of a possible reconfiguration back to its grand status of an elegant single family residence (upon City approval of architectural plans). Adding to the appeal is the property's ideal location in a residential area close to neighborhood shops, cafes, and public transportation, and just blocks to the greenbelt of the Presidio – a 1,500-acre national park.

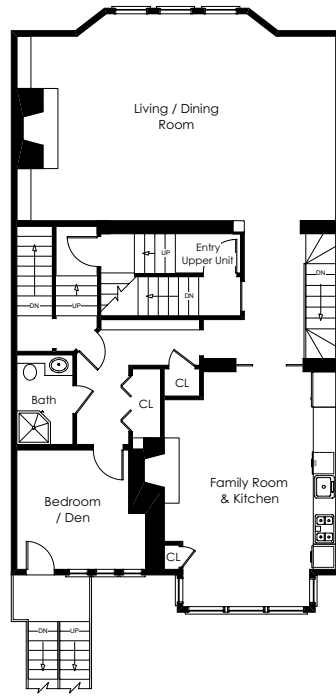




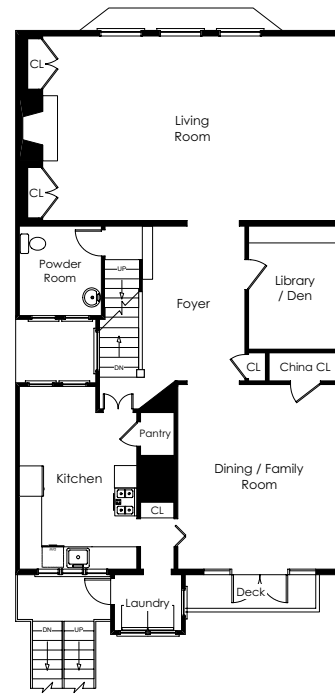
First Floor (Lower Unit)



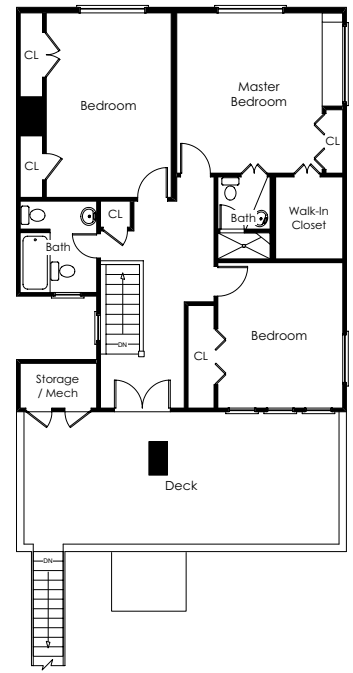
Second Floor (Lower Unit)



Third Floor (Upper Unit)



Fourth Floor (Upper Unit)



Summary of the Home

- 4-story Arts and Crafts home, circa 1905
- Desirable Cow Hollow neighborhood on the edge of Pacific Heights
- 30-foot wide frontage
- A total of 6 bedrooms plus office/library, 4 full baths, and 1 half-bath
- Originally a single-family residence, currently configured as two, two-level residences – one with 3 bedrooms and 2.5 baths and one with 3 bedrooms and 2 baths
- Beautiful views from the upper two levels east to Russian Hill, across the Bay, Alcatraz, and Angel Island, and out to the Golden Gate Bridge
- Spacious and sheltered deck on the upper-most level with exceptional views
- Expansive brick patio with perimeter gardens and access from three levels of the home
- Main level shared foyer entrance, plus two bedrooms (one with rear garden access) and a full bath
- Douglas fir floors finish the second floor, which has a large living room with fireplace and partial Bay views and an updated kitchen/family room combination with fireplace; a bedroom with rear access and a bathroom complete this floor
- Third floor has a grand living/dining room with fireplace and wall of windows overlooking the Golden Gate Bridge; an eat-in kitchen adjoins a family room (or formal dining room) with access to a view balcony; a library, powder room, and laundry room complete the level
- The upper-most level has a master bedroom suite with Golden Gate Bridge views and sky-lit bathroom, plus two bedrooms and a full bath; French doors in the hallway open to the view deck
- Attached one-car garage

Offered at \$4,900,000

For additional photos please visit: www.2850Divisadero.com



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