

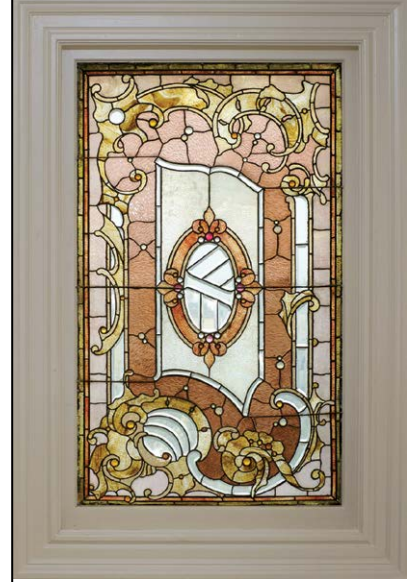
# *Pacific Heights Country Estate*

2724 PACIFIC AVENUE, SAN FRANCISCO









RENOWNED AS ONE OF THE MOST  
SIGNIFICANT PROPERTIES IN SAN FRANCISCO,  
THIS LEGENDARY ESTATE TRULY REPRESENTS  
THE BEST OF CITY LIVING.

The mansion's ambiance is decidedly elegant – worthy of entertaining international dignitaries – yet eminently livable, with a succession of spacious rooms that flow easily from one to the other for comfortable daily living. Many fabulous events, both large-scale and intimate family-friendly, have been hosted at the residence over the years.

The home's setting is the pièce de résistance – a pinnacle location in Pacific Heights on just over one-third of an acre with a 92.5-foot frontage. Glorious formal gardens and terraces are idyllic for outdoor living, while iconic views of San Francisco Bay provide an unrivaled backdrop.

This truly incomparable world-class estate was originally designed by architect E. A. Hermann in 1894 for Captain Hermann Meyer and his wife and eight children. The home has been masterfully renovated over the years to restore its magnificent architectural qualities while ensuring the best of 21<sup>st</sup> century living.

Making a commanding first impression, the architecture reflects Queen Anne style – with its asymmetrical shape, round tower, and steeply pitched roof lines. True to its character are classical embellishments that include Ionic columns, fluted pilasters, and dentil moldings – all blended with a color palette deemed historically authentic.

Elaborate wall and ceiling moldings support layers of millwork, intricate patterns of parquetry grace the hardwood floors, and soaring windows at every turn bathe the rooms in natural light. Towering three levels above the street, the four-level, 13,500+/- square-foot floor plan comprises seven bedrooms, grand public rooms, numerous flexible-use rooms, plus an amazing, one-of-a-kind glass solarium.

Adding a layer of privacy is a gated pedestrian entrance, yet beyond the sanctuary afforded within the gate, the pulse of The City is ever apparent outside with its sense of energy, diversity, and excitement that only urban living can offer. Exceptional culinary experiences, boutique shopping, parks for tennis and recreation, and a tapestry of sidewalks for jogging and dog walking are all just moments away. Providing a sense of peaceful seclusion with a setting reminiscent of a country estate, this legendary residence is a world-class destination to call home.



































## At a Glance

- Premier Pacific Heights location
- Circa 1894 Queen Anne style with architecture by Emil Arminias Hermann
- Views across the San Francisco Bay, Alcatraz, downtown financial centers, and out to the East Bay hills
- Approximately .36 acre (15,700 square feet) comprising 2 parcels; street frontage is 92.5 feet and depth on west side is 165 feet and 175 feet on east side
- 7 bedrooms (plus 1 staff bedroom), 7 full baths, and 2 half-baths arranged over 4 levels
- Approximately 13,500 square feet of living space
- Carriage house with flexible use space and high ceilings
- Attached 4-car garage
- Formal lawn and gardens with vast entertainment deck

## Main Level

- Entrance foyer and guest powder room
- Reception parlor
- Living room with fireplace
- Grand family room with fireplace
- Formal dining room for large-scale banquets
- Tremendous garden solarium with koi pond
- Handsomely appointed library
- Chef's kitchen with breakfast/family area
- Butler's pantry for preparation and catering

## Second Level

- Two bedrooms with shared bathroom
- Bedroom with en suite bath
- Master bedroom suite with fireplace and well-appointed bath
- Sitting room with private terrace and full bath
- Den/office with view terrace
- Laundry room

## Third Level

- Three bedrooms
- Bathroom
- Spa room with full bath
- Recreation/media room and kitchenette

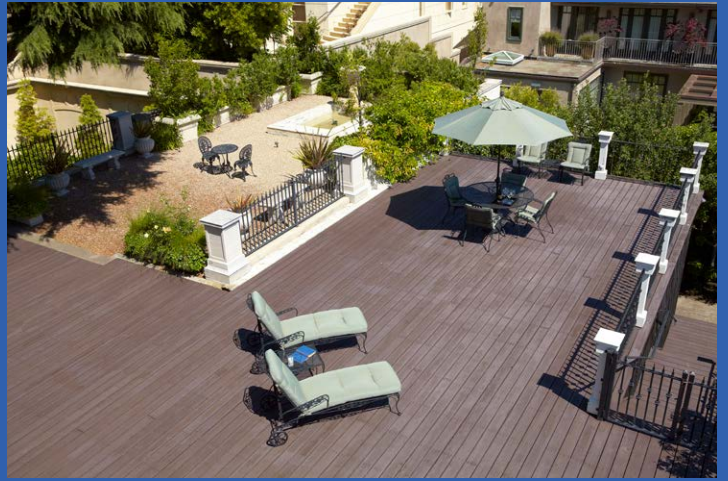
## Lower Level

- Wine storage
- Catering or staff kitchen
- Half-bath
- Recreation room
- Bedroom with en suite bath
- Crafts/hobby room, storage room, cedar closet, laundry/storage room, mechanical room
- 4-car garage

Price upon request











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