



3701 WASHINGTON STREET, SAN FRANCISCO

Grand Beaux Arts Residence

IN THE HEART OF PRESIDIO HEIGHTS



MAGNIFICENTLY RENOVATED FOR THE 21ST CENTURY

3701WASHINGTONSTREET.COM



Top: Elegant receiving salon;

Bottom: Grand staircase to three levels

Opposite page top: Intimate and elegant formal dining room;

Bottom: Ballroom-sized living room





Top: Inviting family room off the kitchen with terrace and garden access;
Bottom: Gourmet chef's kitchen and casual dining area



This superb Beaux Arts residence is situated on an elevated corner lot on a prime block in the heart of Presidio Heights, where stately mansions line the quiet, tree-studded streets. Originally built in 1902, the home most recently underwent an extensive restoration in 2006, which included thoughtfully rearranging some rooms to create accommodations desired for 21st century living. All the while, the home's original heritage and architectural integrity was not compromised, maintaining exquisite classic moldings and gleaming oak floors.



Clockwise I to r: Private walk-out south terrace and path to guest house; upper-level sky-lit landing area; wine cellar/tasting room; terrace and gardens off family room and dining room



Spanning four levels of beautifully designed living space, the delightfully modernized main residence is comprised of 6 bedrooms plus a nursery, grand formal rooms, a superb kitchen and family room, plus a recreation room on the upper-most level. Full-height windows and French doors – some framing Golden Gate Bridge and San Francisco Bay views – fill the home with natural light. State-of-the-art amenities encompass the entire residence and a separate two-story, 1-bedroom guest house, with equally impressive interiors, provides added quarters. The finishing touch is a vast outdoor terrace surrounded by magnificent gardens – all with close proximity to the best of San Francisco for shopping, dining, and outdoor recreation.





Opposite page top: Master bedroom and sitting room; **Bottom left:** view from the upper-level family room; **Bottom right:** view from front landing

Top: Master bath; **Bottom:** Upper-level family/recreation room



Clockwise I to r: Guest house entrance; living room; upper-level bedroom; adjacent garden



AT A GLANCE

- Premier location in the heart of Presidio Heights
- A total of 7 bedrooms plus nursery, 5 full baths, and 3 half-baths
- Four-level Beaux-Arts main residence with 6 bedrooms plus nursery, 3 full baths, and 3 half-baths
- Detached two-story guest house with 1 bedroom and 2 full baths
- Originally built in 1902 with the most recent renovation and expansion in 2006
- Gracious grand-scale living room, intimate and elegant formal dining room, and sumptuous chef's kitchen/family room ensemble (with terrace and garden access) create a wonderful and special ambiance
- Beautiful Bay, Golden Gate Bridge, and cityscape vistas
- Wonderful private walk-out terrace and professionally landscaped gardens with level lawn
- Lot size of approximately 8,800 square feet with 127 foot width
- Attached 2-car garage with lower-level access to the home
- Convenient location close to Julius Kahn Playground and the outdoor recreational opportunities of The Presidio, a 1,500 acre National Park

Offered at \$13,450,000

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