



265 CLAREMONT BOULEVARD, SAN FRANCISCO
SOPHISTICATED REMODEL
ONE BLOCK TO WEST PORTAL VILLAGE



Ideally located in West Portal, a charming neighborhood with a village ambiance, this home overflows with original character from its circa 1937 roots yet is stylishly remodeled for today's lifestyle. Well-appointed with designer finishes, the home has a crisp neutral palette ready for any personal vision, wood floors, plus exquisite carved crown moldings that recall early 20th century detail. A stunning chef's kitchen anchors the center of the home with expanses of Calacatta marble, custom dove gray cabinetry, and top-of-the-line stainless steel appliances. Beyond the traditional formal rooms, a spacious family/media room on the lower level and an uppermost office or playroom with views out to the ocean provide ample space for everyday living.

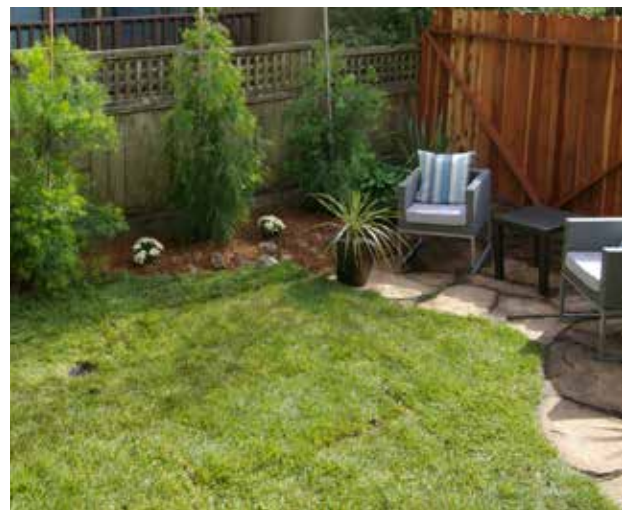




There are 3 well-sized bedrooms, including one that opens to a private balcony and one opening to the rear yard. The home's 2.5 baths include a beautifully remodeled bath on each level that is lavishly appointed in sophisticated style with Calacatta marble and glazed tiles. Adding the finishing touch is a private rear garden plus an attached garage with driveway parking. With shops, services, and myriad restaurants all just blocks away, Muni just one-half block away, and freeway access to the Peninsula ever so convenient, this is an excellent place to call home in San Francisco.

Offered at \$1,950,000

For additional photos please visit: www.265Claremont.com



Summary of the Home

- Extensively remodeled circa 1937 home
- Desirable West Portal neighborhood
- 3 bedrooms, office, family/media room, and 2.5 bathrooms
- Beautiful views out to the ocean from the uppermost level
- Front door elevated above the street through a stone-lined arched entrance
- Classic foyer has a drum light, elaborately carved original crown moldings, and hardwood floors that continue throughout most of the home
- Spacious and elegant living room continues the detailed moldings and showcases a bay window, suspended drum light plus 4 sconces, and focal-point fireplace spanning one corner of the room
- Formal dining room brightened by a towering cathedral roof window plus 4 designer sconces
- Stunning remodeled kitchen has dove gray custom cabinetry topped in Calacatta marble; glazed white tiles in an elongated hex pattern finish the backsplash; large island with counter seating beneath 3 skylights and 2 drum lights
- Stainless steel appliances include a Wolf range with 6 burners, grill, and 2 ovens; Wolf microwave; Bosch dishwasher; and Sub-Zero refrigerator
- Bedroom 1 overlooks the rear garden through three side-by-side windows; an adjoining dressing room with skylight includes customized wardrobe storage, mirror-lined closets, and direct access to the hallway bathroom
- Bedroom 2 has two windows and a French door to a private balcony, plus a customized closet and staircase to the upstairs office/playroom
- Remodeled main-level bathroom, luxuriously appointed in Calacatta marble and glazed tiles, features a skylight, long vanity, deep tub beneath a crystal drop chandelier, rainspout shower plus hand-held spray, and private commode room
- Uppermost-level office/playroom has hardwood floors and wall-to-wall windows on three sides; a glass-paned door opens to the rooftop
- Large lower-level mudroom/foyer with extensive cabinetry, closet space, and marble counter
- Lower-level family/media room has an entire wall of glass-front cabinetry, hardwood floors, and sliding glass door to the rear deck and yard
- Bedroom 3, on the lower level, has a center light and sconces, customized closet, and wide sliding glass door to the deck and yard
- Lavishly appointed bathroom on the lower level finished in Carrara marble slab and mosaics has a large tub and separate frameless glass shower surrounded in glazed tiles



LOWER LEVEL
920 SQ FT



MAIN LEVEL
1,640 SQ FT



UPPER LEVEL
180 SQ FT

- Laundry room with washer/dryer, sink, and granite folding counter
- Attached and oversized one-car garage
- Private rear yard with deck, newly planted lawn, and perimeter gardens
- Excellent location just one block to West Portal Village for shopping and dining, Muni, and freeway access for easy commute to the Peninsula and Silicon Valley

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