



2279 PINE STREET

Lower Pacific Heights | San Francisco  
Presented by Steve Gothelf

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A MASTERFUL BLEND OF VINTAGE VICTORIAN AND  
MODERN DESIGN — JUST OFF DYNAMIC FILLMORE STREET

Enjoying a superb Lower Pacific Heights address, this classic residence abounds with refined grace and character outside and beautifully updated appointments inside. The result is stylish and timeless with a floor plan perfect for today's needs. Newly refinished hardwood flooring, freshly painted interiors, plantation shutters, a well-designed kitchen, and well-appointed bathrooms are just some of the highlights found throughout the excellent three-level floor plan. The street level entrance extends to a family room/media room (ideal as a private bedroom suite) with rear garden access making it ideal for family, friends, or guests. The second floor showcases the main living areas, complete with an open concept living room with fireplace, and dining area with high ceilings and wonderful light. The remodeled chef's kitchen, well-positioned next to the dining area features a breakfast area, new quartz counters, breakfast bar seating, and top of the line stainless steel appliances and a built-in desk and shelves, an ideal workstation.





Upstairs, there are three additional bedrooms, including a master suite with views to Sutro Tower from its private deck and south windows, plus an en suite bath in Calacatta marble and glass tile. Adding to the appeal is an attached spacious one-car garage with laundry and storage areas plus a private rear garden with steps up to the kitchen deck for easy indoor/outdoor enjoyment.

The home's excellent location earned it a Walk Score of 99, as the popular Fillmore Street shops and restaurants are literally just steps outside the front door. A few blocks away are Alta Plaza Park and Lafayette Park, both popular dog parks and each with tennis courts and abundant space for recreation. California Pacific and UCSF Medical Centers are each nearby and the greenbelts of the Presidio, a 1,500-acre national park, are just one mile away.

## SUMMARY OF THE HOME

- Three-level single-family residence with classic heritage and beautifully updated interiors
- Prime Lower Pacific Heights location just around the corner from shops and restaurants on Fillmore Street and convenient to Alta Plaza Park and Lafayette Park
- 3-4 bedrooms and 3.5 baths with approximately 2,175 square feet (per floor plan developer)
- Street-level entrance through a true divided light front door framed with corbels and balustrades overhead showcasing its early heritage
- Entry foyer features hardwood floors, new carpet on the staircase, and tall ceilings; newly painted interiors extend throughout
- A family room/media room on the street level (ideal as a private bedroom suite) has French doors opening to the private rear garden, two closets, and a bath with tub and overhead shower surrounded in tile, and a private entrance accessed by the side gate
- Second floor comprises the public rooms, including an open concept living room and dining area, remodeled kitchen with breakfast area, and powder room; hardwood floors extend throughout
- Beautifully proportioned open living room with high ceilings has a wood-burning fireplace outlined in sleek natural stone and two front windows finished with plantation shutters
- Dining area features French doors to a newly refinished deck for al fresco enjoyment
- Remodeled kitchen has cherry cabinetry with new quartz counters plus an angular island with butcher block counter and elevated breakfast bar; new sink and faucet; double French doors to the side deck with stairs down to the garden, and a custom built-in desk with drawers and shelves
- Stainless steel appliances include a Viking 6-burner gas range, Bosch dishwasher, and Sub-Zero refrigerator
- Serving the main level is a powder room with contemporary vessel sink and window with plantation shutters
- New carpet is found on the upper staircase and hallway and in the master bedroom suite; a skylight is located above the stairs
- The master suite has lovely natural south and east light with two windows with plantation shutters plus French doors opening out to a private deck overlooking the rear yard; views extend out to Sutro Tower and the surrounding hills; three closets with built-ins plus a linen closet provide ample storage space; the en suite bath in Calacatta marble has a dual-sink vanity and tub with overhead shower surrounded in glass tile
- Two additional bedrooms each have a closet, plantation shutters, and recessed lights; the smaller one being an ideal home office
- Hallway bath has a contemporary feel and features a single-sink vanity, tiled floor, and tiled shower with frameless glass enclosure
- Attached one-car garage with built-in storage cabinets, carpeted floor, stacked Maytag washer and dryer, and side entrance leading to the garden or the streets
- Security alarm
- Landscaped rear garden with stairs up to the kitchen deck
- Walk Score of 99

**Offered at \$3,150,000**

For additional photos please visit:

**[www.2279Pine.com](http://www.2279Pine.com)**



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