



1025 GREEN STREET

Russian Hill | San Francisco

Presented by Steve Gothelf

RUSSIAN HILL EDWARDIAN ON PRIME BLOCK



At the pinnacle of Russian Hill on the renowned flat tree-lined block of Green Street, a historic collection of notable homes known as the Paris Block, this three-level Edwardian designed by Harvey Edgar Harris makes a commanding first impression alongside a diverse collection of architecturally significant homes of varying styles. One of just 75 single-family homes in a neighborhood of roughly 400 residences, this three-level home has secure pedestrian and driveway entrances. The freshly painted exterior showcases circa 1911 details of dentil moldings and the front bowed windows. Commissioned stained glass introduces the home and is found inside on the stairwell and main entrance door, all depicting scenes of the San Francisco Bay and Pacific Ocean. Fine hardwood floors are inlaid with a Greek keyline feature strip in the public rooms along with classic crown moldings and built-in cabinetry. The front living room and formal dining room await entertaining, served by a remodeled kitchen with granite finishes, stainless steel appliances, and defined space for casual dining. A rear balcony and steps down to the private south garden invite al fresco enjoyment. Rounding out the public rooms is a lower-level family room with extensive built-ins, including an entire wall with integrated laundry service concealed by Shoji screens.





The home's personal living space comprise four bedrooms, a dedicated office, plus 3.5 well-appointed bathrooms. Upstairs is the spacious primary suite with en suite bath plus two south facing bedrooms, one with private balcony and bath. On the lower level, the fourth bedroom and bathroom offer a wonderful space, along with the family room, creating an extended family living quarters or guest accommodations. The office, also on the lower-level, features custom built-ins and has a convenient outside entrance. A detached one car garage plus off-street parking for up to three to four cars adds the ultimate for City living.

The affluent neighborhood of Russian Hill, one of San Francisco's most historically significant areas, is sought-after for its combination of urban elegance with charming neighborhood cafes and shops on Hyde and Polk streets, recreational activities at numerous neighborhood parks, plus San Francisco cable cars and charming "stairway" streets. The Financial District and all the excitement of North Beach are also nearby – the ultimate setting for distinguished City living.





Offered at \$5,495,000

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FLOOR PLANS



**Estimated Total Finished
Square Footage: 3,550 SQ FT**

Above-Grade: 2,380 SQ FT Below-Grade: 1,170 SQ FT

Plus 280 SQ FT Detached Garage

Plus 65 SQ FT Storage on Lower Level

Calculated per ANSI Standard Z765-2003.

* Estimated Total Finished & Unfinished Square Footage: 3,895 SQ FT



SUMMARY OF THE HOME

- Single-family Edwardian, circa 1911, on a premier level block with architecturally significant homes
- One of just 75 single-family homes in the Russian Hill neighborhood of roughly 400 residences
- Three levels with 4 bedrooms, office, and 3.5 baths
- Approximately 3,550 square feet (per Floor Plan Visuals)
- Elevated front entrance with secure iron gate opens to a portico with of-the-era mosaic tile flooring
- Front door set between windows, all with inset hand-crafted leaded glass panes depicting views of the wetlands along the Bay
- Stately foyer introduces hardwood floors with an inlaid Greek keyline feature strip that continues into the public rooms
- Formal living room has a bowed wall of front windows with transoms, classic crown moldings, and fireplace with sleek marble slab outline flanked by recessed cabinetry
- Formal dining room features a bay window and extensive china cabinetry with wood-topped serving counter and U-Line refrigerator
- Custom maple kitchen cabinetry; island with breakfast bar seating; granite slab countertops with full-height backsplash; walk-in pantry; French doors to a balcony with tree and City views; built-in desk center; banquette seating defining a casual dining area; beaded pendant lights hang above the island and dining area; a glass-paned side door opens to stairs down to the garage and rear garden
- Stainless steel appliances include Thermador gas cooktop and oven, Bosch dishwasher, and Sub-Zero refrigerator
- Sky-lit staircase passes by a commissioned stained-glass arched window with interpretive scenes of the Pacific Ocean
- Primary bedroom suite has a front bowed wall of windows with glimpses out to the Bay, built-in cabinetry with retractable storage, plus a walk-in closet; the en suite granite and tile bath has a dual-sink vanity, glass-enclosed shower, and jetted tub
- Bedroom 2 has three bay windows with garden views and a customized closet
- Bedroom 3, with customized closet and preceded by an organized walk-in closet, has French doors to a private balcony with southern City views
- Upstairs tiled bathroom with glass-enclosed shower services Bedrooms 2 and 3
- Spacious lower-level bedroom 4 with walk-in closet and adjacent remodeled bath with deep tub, overhead shower, and partial frameless glass enclosure
- Large family room on the lower level, concealed by double pocket doors, has built-in cabinetry with workstation and media area plus sliding glass door to the rear yard; Shoji screens conceal an entire wall of customized cabinetry with integrated sink and washer/dryer
- Adjoining office with extensive custom cabinetry on two walls, including two workstations, library shelves, and banquette "day bed;" sliding glass doors open to the covered rear patio and yard. The office has served as a guest bedroom
- Sheltered private rear south garden, with steps down from the kitchen, has raised vegetable beds, lawn with stepping stones, and covered patio ideal for a barbecue
- Other features: powder room; security system; electronic gated driveway; detached 1-car garage; off-street parking for up to 4 cars; newly painted exterior and most interior rooms; new carpet throughout; sound speakers in some rooms
- Walk Score of 96 with myriad restaurants and cafes within blocks, Hyde, Polk and North Beach

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