

Pacific Heights Grand Victorian



- 4 Bedrooms / 5.5 Baths
- 7 Fireplaces
- Media Room & Home Theater
- Home Office
- Wine Cellar - 300 + bottles
- Open Kitchen w/informal dining
- Formal Living & Dining Rooms
- South Garden w/ Private Spa
- 3 Car garage
- Crestron Home Control System
- Walk Score: 98 (excellent!)

2605 California Street

Kaye Woods

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SFFineHomes.com

Offered at

\$2,795,000

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. The prospective buyer should carefully verify each item of income, expense and all other information contained herein. Taxes will be reassessed upon sale to the new sale price based on current year tax rate. After close of escrow a supplemental tax bill will be issued for the current tax year. Prospective purchasers are advised to review, prior to any offer, the "Real Estate Transfer Disclosure Statement" and the "Confirmation Regarding Real Estate Agency Relationships" on file with this office.

2605 California Street

San Francisco, CA 94114

Description:



Situated in the HOT upper Fillmore corridor, this home was substantially upgraded above and beyond the 2000 remodel. Move in and entertain in style in the gracious open kitchen or barbeque on the adjoining terrace.

Enjoy your 300 plus temperature controlled wine cellar.

Crestron advanced home control automation system throughout the home controls lighting, music, TV, air conditioning on top floor with programming capabilities for much more. Crestron control panels are situated in kitchen and the media room on lower level, as well as the bedroom levels



Main Floor: Eleven foot ceilings along with crown moldings, antique chandeliers, a fireplace in the entry parlor, the formal living room and the formal dining room set the tone for gracious living. The open kitchen features an informal eating area, center island, a six burner gas cook top & French Doors opening to a terrace with a built-in gas barbeque. There is also a powder room off the hallway on this level



Second Floor: The Master Bedroom with a fireplace is perfectly situated on the Garden side. Luxuriate in the spa tub next to the fireplace in the spacious Master bathroom. Adjacent is an enormous walk in closet with a center island. An additional bedroom with en suite bath and a temperature controlled wine cellar complete this level.

DRE # 00466972

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Third Floor: Two Bedrooms, one en suite and with a fireplace, a second bath off the hallway, and a Home Office complete this level. This top floor has air conditioning.

Lower Level: High Tech Home Theatre and Media room with radiant heated flooring and a full Bath. French Doors open to a lush South Garden with a private and inviting Spa/Hot Tub.



There is a three plus car garage with room for storage. Two furnaces, and an instantaneous hot water system plus a separate laundry room complete this level.

This home has been extensively sound proofed to eliminate any traffic and ambient noise from common walls.



Escrow to be opened with Patty Franks at
First American Title,
One Daniel Burnham Court, Suite 110C,
San Francisco 94109
415. 771.8168

Remarks: Prior to submitting an offer, Buyers should read and approve pre-sale Disclosure Package available from this office.

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