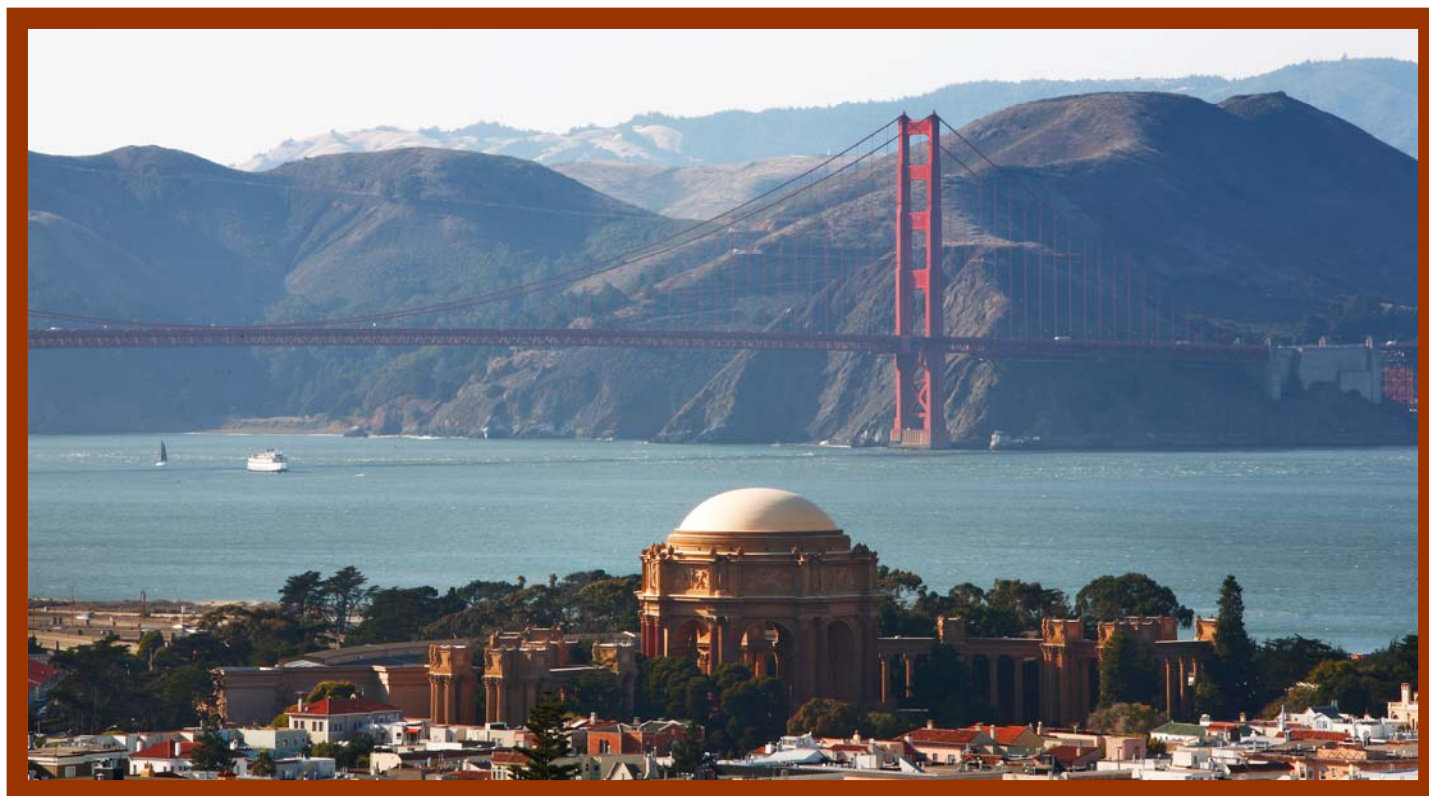


Magnificent Golden Gate Bridge & Bay View Mansion



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This stunningly renovated 19th Century mansion features magnificent Golden Gate and Bay views from all levels, seven bedrooms, five and one half baths, grand-scale reception foyer and living room, banquet-sized formal dining room, main and back staircases, huge kitchen/great room with solarium and walk-out South-facing garden, fabulous combination media/family pent room with cathedral ceilings, two decks, elevator from garage to main level and four car parking.

2311 Broadway

Offered at \$7,280,000

TRI Coldwell Banker and Warwick Properties Group believe this information to be correct but has not verified this information and assumes no legal responsibility for its accuracy. Buyers should investigate these issues to their own satisfaction.

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San Francisco, California

Features of the Main Level:

- ▶ One enters this stunning residence through a **large scale reception foyer** with soaring 12 foot box-beamed ceilings, stained glass windows, decorative fireplace, a beautiful chandeliers, and a grand main staircase leading to the upper levels
- ▶ Off this main foyer is a **beautifully proportioned living room** with high coved ceilings and plaster molding, bay window and lovely views of the Golden Gate Bridge
- ▶ Also off the main reception area is a **banquet sized formal dining room** with beautiful wainscoting and decorative fireplace
- ▶ All of the public rooms feature extraordinarily detailed parquetry-patterned hardwood flooring with intricate inlay, wonderful ceiling height, rich moldings and classic wainscoting- all reflective of the architectural grandeur of the era
- ▶ Also on the main level is a **fabulous open kitchen/great room with greenhouse solarium** leading out to the South-facing garden. The gourmet kitchen features limestone flooring throughout, cherry cabinetry, six-burner Thermidor gas range with grill, double oven and restaurant-style-hood, white Italian marble counters with double sink, green carrera marble cooking island and a walk-in pantry- combined with the grand public rooms, this level of the home works superbly for elegant entertaining as well as for a casual contemporary lifestyle
- ▶ A chic **powder room** and **back staircase** complete the main level of this home

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Second Level:

- ▶ The romantic and ultra-luxurious **master bedroom suite** features lovely Golden Gate Bridge, Bay and Palace views, beautifully appointed his and hers master baths and dressing areas, two decorative fireplaces and sitting area. Adjoining the master bedroom is a home office with wet bar
- ▶ Also on this level are **three more bedrooms**, one with South-facing deck, one with antique marble sink, as well as a lovely **marble and tile bath**

Penthouse Level:

- ▶ The incredibly bright and airy **pent room**, one of the most spectacular in the City, features soaring cathedral ceilings, sparkling views sweeping across the City and Bay, wet bar with refrigerator and an abundance of skylights and windows. It works beautifully as a combination media and family/game room- and a perfect spot to enjoy sunsets over the Golden Gate Bridge
- ▶ Completing this level are **two more bedroom suites** and a large **South deck** overlooking the garden

Garden:

- ▶ This beautifully landscaped **step-out garden** is reminiscent of the South of France and features a lovely wild rose-covered trellis, classic stone fountain, outdoor stereo and lighting system and a combination drip irrigation and sprinkler system- and is rare to find in a home that also features North views

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Lower Level:

- ▶ The **garage** accommodates three-car tandem parking (plus car lift for a fourth car), and has a **laundry area**, as well as a **large storage room** which also houses the sophisticated telephone, cable, sound and security systems, as well as two of the three water heaters and furnaces serving the property

With an architecturally stunning facade, gorgeous interior finishes and a fabulous location close to Union and Upper Fillmore shopping and restaurants, this spectacular residence is well-designed for gracious everyday living as well as elegant entertaining- and presents a rarely available opportunity to acquire a gorgeous property in one of the City's most sought-after residential neighborhoods

To Show: By appointment only with the Exclusive Listing Agents:

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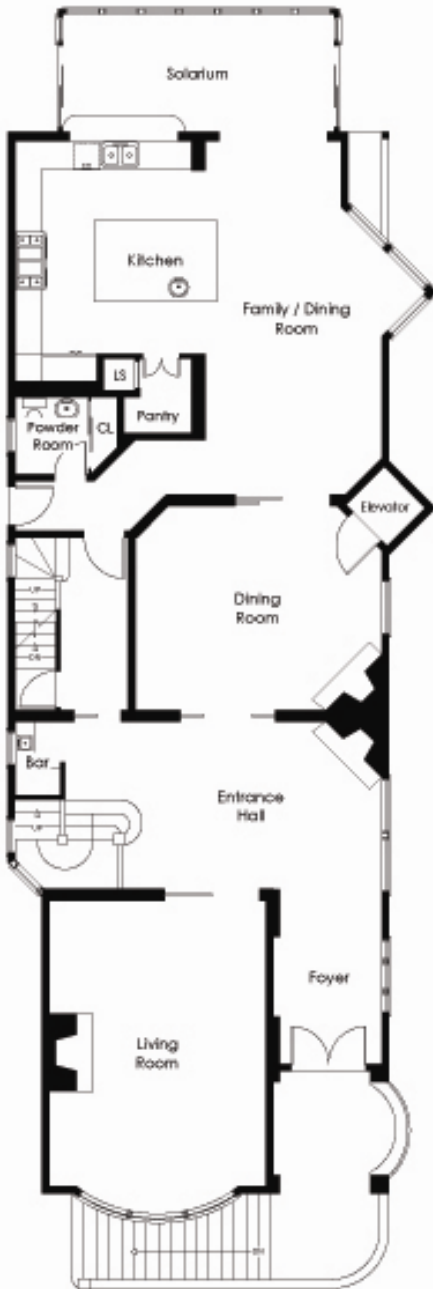


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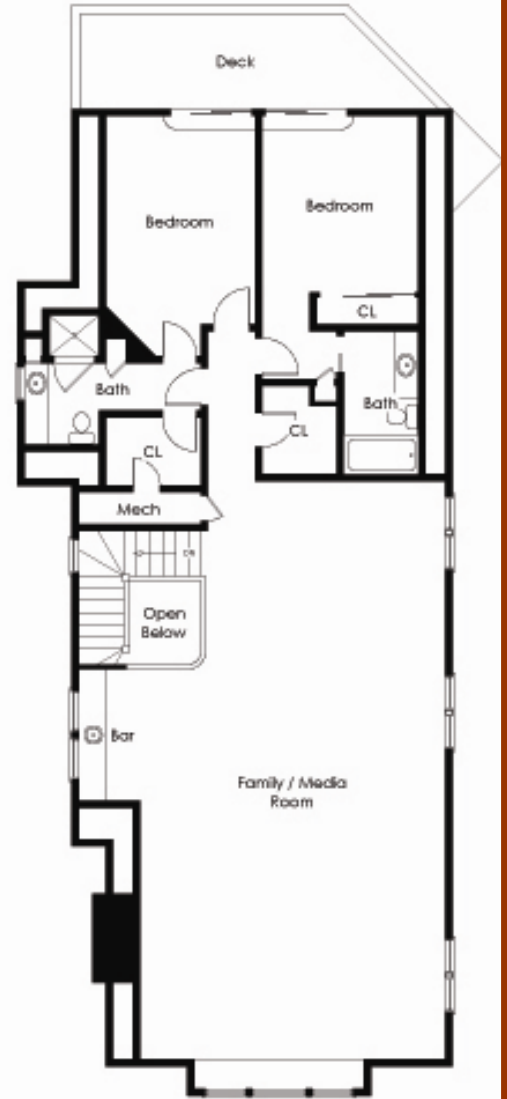
Main Level



Second Level



Third Level



drawing not to scale
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