

April 11, 2022

# \$1.9 Million Homes in California

A midcentury-modern home in Rancho Mirage, a two-bedroom condominium in San Francisco and a 1954 ranch house in St. Helena.

**By Angela Serratore**

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## Rancho Mirage | \$1.899 Million

**A midcentury-modern house built in 1956, with three bedrooms and four bathrooms, on a 0.3-acre lot**

This house was designed by Richard Leitch, a U.S.C.-trained architect who worked extensively in California's desert resort cities during the mid-20th century. The home, which has been featured in a number of films and magazines, was renovated by the current owner, who updated it while maintaining its historic character, salvaging original details wherever possible.

The property is just off Country Club Drive, a main thoroughfare running through Rancho Mirage. Golf is a big draw here, and three major country clubs — Thunderbird Country Club, The Springs and Sunrise Country Club — are less than 10 minutes away by car. Downtown Palm Springs is about 25 minutes away, and the Coachella Valley National Wildlife Refuge is a 15-minute drive.

**Size:** 2,781 square feet

**Price per square foot:** \$683

**Indoors:** Behind the street-facing gate and privacy wall is a path that leads past the garage to the glass front doors. The foyer beyond, which has Italian terrazzo floors, faces an original atrium.

The terrazzo floors continue into a living room with two distinct sitting areas. One is organized around an original fireplace framed in brick that stretches to the ceiling; the other is anchored by a built-in wood bar with a white countertop. Both sitting areas face floor-to-ceiling windows overlooking the patio and pool.

The main part of the house is open, with space for a dining table between the living room and the updated kitchen, which has new Big Chill retro-style appliances in pale yellow, including a range and a dishwasher. The custom cabinets are walnut, and the countertops are quartz.

Off the kitchen is a combination art studio and home office with direct pool access; it is connected to a full bathroom tiled in blue and orange.

A hallway off the living room leads to the primary bedroom, which has an accent wall papered in a 1950s-inspired print and an en suite bathroom with a deep soaking tub inside an oversized walk-in shower. Also off the hallway is a guest suite with a full bathroom. Both bedrooms have private patios.

A third bedroom is off the foyer, with an en suite bathroom that has a combination tub and shower.

**Outdoor space:** In addition to the atrium and the private patios, outdoor amenities include a pool in back, surrounded by a paved area partially shaded from the desert sun by a roof overhang. The attached garage has four parking spots; each has its own original door.

**Taxes:** \$23,736 (estimated)

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Lunghi Media Group for Sotheby's International Realty

**San Francisco | \$1.895 Million**

**A two-bedroom, two-bathroom condominium in a 1930 building with 30 units**

This unit is in a historic building a few blocks from Lafayette Park, where there are tennis courts, a playground and an off-leash dog area. Around the corner is the Haas-Lilienthal House, a Queen Anne Victorian that serves as the headquarters of San Francisco Heritage, an organization that offers tours focused on architectural history and turn-of-the-century San Francisco life.

About four blocks away are Union Street, a dining and shopping destination, and California Street, where there is a Whole Foods grocery store. Tourist attractions like the Presidio, Fisherman's Wharf and Ghirardelli Square are a few miles away.

**Size:** 1,752 square feet

**Price per square foot:** \$1,082

**Indoors:** This unit's door opens into a wide foyer with refinished hardwood floors and two generously sized coat closets. To the left, through an arched doorway, is the living room, which has a fireplace in the corner and windows on two walls, offering sweeping city views.

Behind the living room is a bright dining room with another city-facing window and original baseboard and crown molding. The kitchen, just off the dining room, has been updated with patterned-tile floors and goldtone hardware. Another arched doorway connects the kitchen to a breakfast area with two pantry closets.

To the right of the foyer are the two bedrooms. The primary suite, off a short corridor, is spacious, with two west-facing windows and a large closet that connects the bedroom to the bathroom, which has mirrored walls, a new pedestal sink and tub, and the original pink-and-black tile.

Next door is a guest room with a deep closet, built-ins flanking a spot big enough for a queen-size bed and the use of a bathroom off the foyer, with a combination tub and shower.

**Outdoor space:** The building's lobby is elegant, with high ceilings, wood beams and wrought-iron light fixtures. This unit has one parking spot in a shared garage.

**Taxes:** \$23,688 (estimated), as well as a \$1,101 monthly homeowner association fee

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Daniel Wilson/Photovino

## St. Helena | \$1.895 Million

**A 1954 ranch house with three bedrooms and two bathrooms, on a 0.2-acre lot**

This home is a few blocks from Main Street, in a quiet neighborhood with easy access to the city's amenities: Coffee shops, a pharmacy and a deli are a short walk or bike ride away; boutique inns and well-regarded wine-tasting rooms are a five-minute drive.

The neighborhood is also prized for its proximity to St. Helena's well-ranked public schools; an elementary school and a middle school are a few blocks away. The city is less than an hour from Santa Rosa and Napa, so much of its tourism is wine related. It is also a popular day trip and weekend destination for residents of Bay Area cities, which are about an hour and 20 minutes away by car.

**Size:** 1,516 square feet

**Price per square foot:** \$1,250

**Indoors:** A low, wood-shingled fence topped with hedges separates this house from the street, with a paved path leading to the porch and the front door.

To the left of the foyer is an open kitchen with stainless steel appliances, including a professional-grade range and a dedicated wine refrigerator; marble counters and backsplash; white cabinets with built-in LED fixtures; and concrete floors finished in glossy black lacquer.

A few steps away is the living room, which has built-in bookcases and glass doors that open to the patio and the backyard. To increase the size of the entertaining spaces, the garage, off the living room, was converted into a den. It has enough room for a sofa and a desk; a washer and dryer sit against the far wall.

To the right of the foyer is the bedroom wing. The primary suite is behind the first door off the hallway, with a fireplace that has a marble surround; built-in bookcases; a walk-in closet; and glass doors that open to the backyard. The en suite bathroom has a basin-style sink that sits on a rustic wood vanity and a shower with a glass door.

The two guest rooms across the hall from the primary suite have access to the front yard and the firepit area; they share a bathroom at the end of the hall, with a porcelain pedestal sink and penny-tile floors.

**Outdoor space:** The main patio, behind the house, faces the grassy backyard. Garden boxes line one side of the yard, with ample shade provided by mature trees. The front yard, which has a good deal of privacy from the street, has a firepit and space to gather around it.

**Taxes:** \$23,688 (estimate)

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