

VIBRANT CONTEMPORARY IN IDYLIC LOCATION

31 RICO WAY | MARINA DISTRICT

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31 RICO WAY | SAN FRANCISCO, CALIFORNIA | 94123

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31 Rico Way melds the exceptional talent of architect David Armour (www.armourarchitecture) with his clients' contemporary casual aesthetic. Completed in 2015 and detached on three sides, this hidden gem single family Marina home offers warm luxe finishes, significant volume and exceptional natural light throughout. This is a place to unwind and commune with friends and family. It is fresh, today and fun.

Simplicity and functionality meet in this thoughtful, peaceful home. One senses the serenity immediately upon entering. The design creates a dialog among the materials that changes tenor with the light over the course of the day. Calacatta marble, warm woods, wide plank pale oak floors, white tiles and translucent glass provide a consistent and carefully chosen aesthetic throughout.



Offered for:
\$6,200,000

Single family home completed 2015
4 bedrooms, 3.5 baths
Full floor great room with large display wine room + covered terrace
South and north facing terraces on upper level
Ground level media room opens to south garden + lawn
2 car garage with electric car chargers
*4004 interior sq ft on a wide 3785 sq ft lot *



MAIN LEVEL

The façade is clad in integral color stucco that perfectly reflects the Marina light – a gorgeous grey with slight hints of blue-green as the day evolves. Black wood trim, natural wood horizontal garden fencing and beautiful landscaping come together to welcome you home.

The floor plan truly delivers with entertaining and indoor-outdoor living the focus. The heart of the open plan main level is the large gas kitchen with top of the line appliances including two dishwashers, wall of pantry storage, Calacatta marble counters and warm wood cabinetry with custom hood. The kitchen extends into family and breakfast areas and a covered terrace for gas grilling. Next, discover the dining room, living room with horizontal gas fireplace and windows onto Rico Way, and a truly spectacular central wine room with glass wall for display. Powder room and walk-in closet complete this level. The plan is simply brilliant. Everything is in its perfect place.

UPPER LEVEL

The upper level features a serene spacious master suite retreat with two-sided fireplace, flat screen TV in the Calacatta marble master bath, large dressing room and south-facing terrace. Two additional bedrooms that open to the north terrace, laundry and hall bath complete this level. An exceptional design feature of the home is the large skylight that bathes the sleek staircase connecting the levels in natural light.





GROUND LEVEL

The ground level's foyer is simplicity itself and leads to the fourth bedroom, a suite with exterior access and full bath. At the southern end of this level is the spacious and fun media room with wall of doors open to the south patio and lawn with raised garden. The turf lawn can double as an ideal putting green and includes a firepit with wood cover that serves as an outdoor table surrounded by built-in wood benches. The garden extends around the eastern side of the property, providing beauty from every window. Another laundry area plus two-car garage with dual storage rooms, mechanical room and electric car chargers complete the lower level. A third car can be parked in the driveway leading to the garage.

State of the art infrastructure is managed by a Control 4 system. Features include radiant in-floor heat, Ethernet + telecom, sound system, security/fire alarm system with cameras + intercom. In addition, there is landscape irrigation for the garden and terraces, and electric car chargers in the garage (one for Tesla, one universal).



NEIGHBORHOOD

Rico Way is an idyllic tree-lined and manicured street, just one block long, with primarily single-family homes and very little through traffic. The vibrant Marina District enjoys both nature's beauty and the thriving neighborhood street of Chestnut, which along with nearby Fillmore and Union Streets offers chic shopping and restaurants.

Rico Way enjoys easy access to the Marina Green, Crissy Field, Saint Francis Yacht Club and Palace of Fine Arts. The Presidio National Recreation Area, with its sport facilities and trails, is enjoyed by many along with the Moscone playground. Fort Mason's Sunday Farmer's Market, plus its art galleries and special events venues, are major pluses for the neighborhood. This vibrant area is known for its walkability and unsurpassed beauty along the Bay.

REMARKS

- *Square footage (interior) of 4004 sf is per plans and tax record; Seller & Broker do not warrant; buyers are advised to investigate.
- Attached flat screen TVs and outdoor pots + plants are included in the sale.



REBECCA SCHUMACHER

Realtor®

Direct: 415.928.3800

rebecca.schumacher@sothebyshomes.com

DRE #01756452

schumacherproperties.com

#1 Agent in the Marina*

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GROUND LEVEL



MAIN LEVEL



UPPER LEVEL

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117 Greenwich Street
San Francisco, CA 94111

*Based upon sales volume and number of transactions of all Brokerages, per SF Association of Realtors MLS data 2007-2017 combined.

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