

HANDSOME, SUPERB RENOVATION
CENTRAL RICHMOND SINGLE FAMILY HOME

891 26th Avenue
San Francisco, CA 94121

www.891-26thAve.com



3 bedrooms, 3 baths
1 car garage, laundry room
2014 renovation

Great room with chef's kitchen
Family room, office
Decks & large garden

Offered at \$1,498,000

Schumacher Properties

Wise Investing, Inspired Living

Rebecca Schumacher
Direct: 415.928.3800
rebecca.schumacher@sothebyshomes.com
www.schumacherproperties.com

Sotheby's

INTERNATIONAL REALTY

891 26th Avenue



The sophisticated palette of grey and white, combined with walnut-hued hardwood floors, unifies the entire home. Multiple decks and a large rear garden expand the living space. New windows, electrical and plumbing systems yield a home as sound as it is beautiful.



Enter through the vintage black and white tiled porch into the main foyer and up to the heart of the house. The main floor of the residence is a great room with living, dining and a fabulous chef-designed gas kitchen with stainless steel appliances, white cabinets and Carrera Massa marble counters. A small deck off the great room provides space for an outdoor grill. Two skylights, recessed lighting and a handsome dining chandelier add to the ambiance of this generously proportioned room.



A tasteful blend of Carrera Massa marble, subway and mosaic stone tiles appoint the three full baths. Radiant heating in the floors of the baths provides extra comfort. The master suite includes a walk-in closet, a serene and generous ensuite bath with dual sinks and shower, plus a deck directly accessible from the suite. An additional bedroom is found on the main floor, served by the hall bath with shower over tub.



The entry foyer of the home can be accessed either from the front porch or directly from the garage. Ground floor rooms include a family room and third bedroom with den/office. These rooms open onto a large deck and garden beyond. A full bath is ensuite to the bedroom and also opens to the hall. The beautifully landscaped and long rear garden includes an irrigation system for its trees, shrubbery and herbal plantings that surrounding a central pebbled seating area. It is pet friendly and low maintenance!

The home's location at 26th and Fulton is across from a foot path into Golden Gate Park and a block from the 25th Avenue auto entrance to the Park. Golden Gate Park is the greatest treasure among the San Francisco parks and offers a myriad of outdoor, athletic and cultural venues for all ages. Visit <http://sfrecpark.org/parks-open-spaces/golden-gate-park-guide/> for more information.

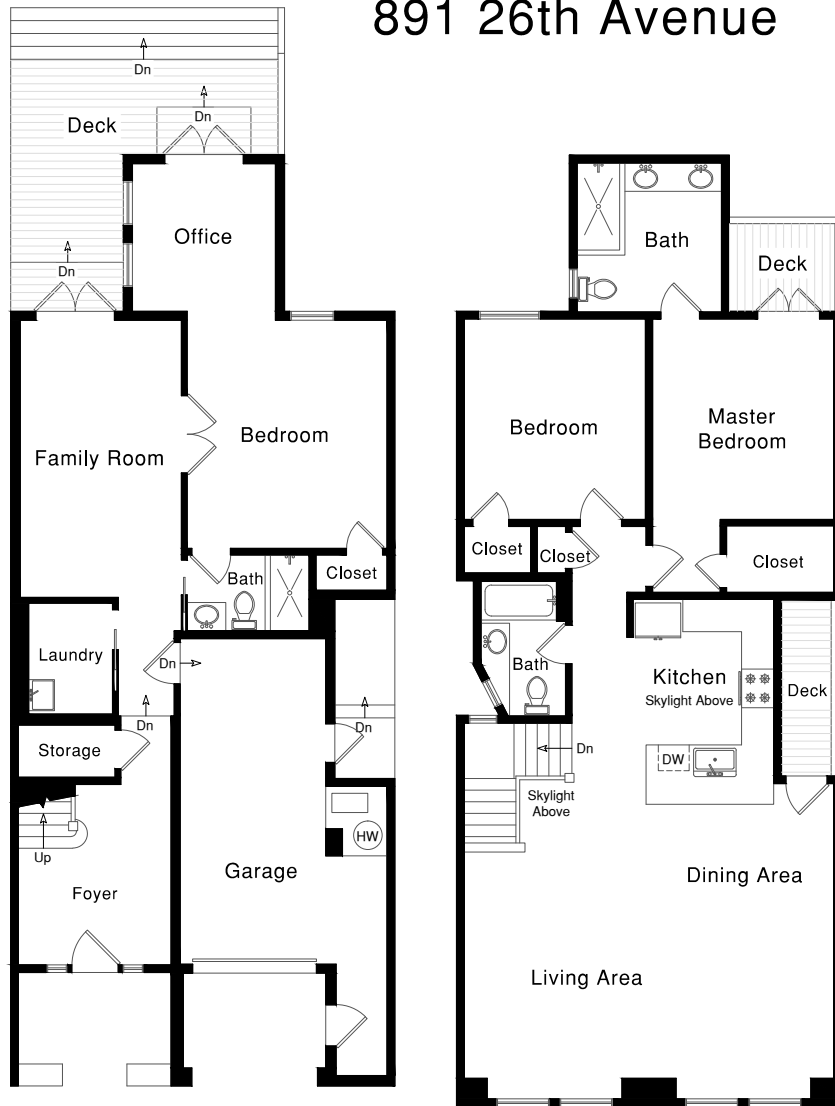
Remarks

- Escrow is open with Fidelity National Title, Ms. Kelley Lillis, 2001 Union Street.
- Disclosure Package electronic copy is available from the listing agent upon request. It includes Lingruen Associates Pest Inspection and GCIS Property Inspection.
- Offers on SFAR contract only please. Offers will be reviewed at 10:00 AM on Thursday, May 22. No pre-emptive offers will be considered as a courtesy to all buyers and their agents.
- Proof of assets or lender pre-approval to accompany all offers.

See reverse side for floor plans.



891 26th Avenue



Lower Floor

Main Floor

PLEASE CONTACT:

Rebecca Schumacher, Listing Agent, Realtor®

Top 1% Citywide*

Member, Top Agent Network

Direct + Mobile: 415 928 3800

rebecca.schumacher@sothebyshomes.com

www.schumacherproperties.com

Cal BRE #01756452

Sarah Schnepf, Realtor®

Licensed Assistant to Rebecca

Direct: 415 901 1759

Mobile: 415 596 7244

sarah.schnepf@sothebyshomes.com

www.schumacherproperties.com

Cal BRE #01714260



Sotheby's

INTERNATIONAL REALTY

117 Greenwich Street
San Francisco, CA 94111



*Based upon number of transactions and sales volume of all Brokerages, per SF Association of Realtors MLS 2013.

This material is based upon information, which we consider reliable, but it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This offering is subject to errors, omissions, change of price or withdrawal without notice. © 2005 Sotheby's International Realty, Inc. EQUAL HOUSING OPPORTUNITY