

HANDSOME EUREKA VALLEY
SINGLE FAMILY VICTORIAN
Terraced Garden + Expansion Potential

340 Eureka Street
San Francisco, CA 94114

www.340Eureka.com



3 bedrooms, 2.5 baths
Updated gas eat-in kitchen
Decks + large terraced garden

Living + dining rooms, library/den
1 car garage, 2 bonus rooms
Attic with expansion potential

Offered at \$1,750,000

Sotheby's
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340 Eureka Street



340 Eureka offers the perfect combination – wonderful location, move-in condition, high ceilings, expansion potential and a large terraced garden. The handsome grey and cream exterior and east-facing front deck set the stage for entering the lovely main floor of the residence.



A large living room with fireplace and bay window, adjoining dining room and generous library/den with fireplace provide superb social areas, all with dramatic high ceilings. The gas kitchen looks west to the garden above and enjoys white wood cabinets and grey quartz counters. A deck just right for a BBQ is accessed via the kitchen's eat-in area. A powder room, two bedrooms and full bath complete this floor. The smaller of these bedrooms, located near the front entry, is furnished as an office.



The newly carpeted staircase connects the three floors of the residence. The upper floor offers exciting architecture and possible expansion. Today, it is a large master suite with a tall peaked wood ceiling and lovely cabinetry surrounding a fireplace. The master's west-facing Palladian window overlooks the magical garden, accessed via a wooden bridge. There amidst the garden's terraces, mature trees and shrubbery, one finds both outdoor seating and dining areas and a glimpse of the Bay over the top of the house.



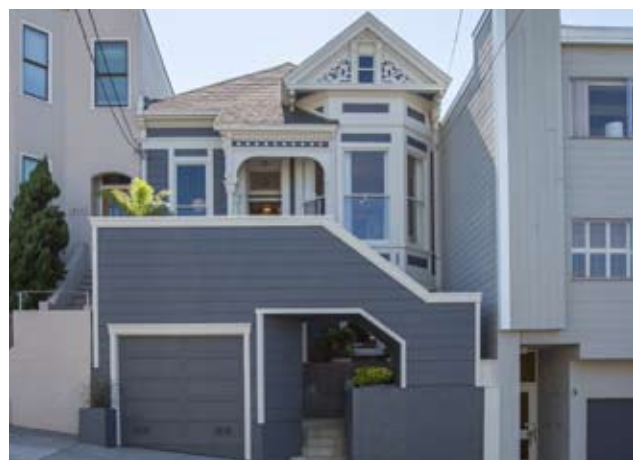
The remainder of the top floor of the residence is a large undeveloped attic space. David Armour Architecture, www.davidarmourarchitecture.com, a leading San Francisco-based firm, has generously provided concept drawings which show the entire top floor of the residence reconfigured to a large master suite plus two additional bedrooms, another full bath and laundry. The Armour drawings also outline a proposed connection from the main floor directly to the garden.

The lower levels of the residence consists of the garage, mechanical/laundry room and two bonus rooms – ideal for exercise, home office, game room or a host of creative uses.

Remarks

- Escrow is open with Fidelity National Title, Ms. Kelley Lillis, 2001 Union Street.
- Disclosure Package electronic copy is available from the listing agent. It includes 2013 Lingruen Associates Pest Inspection and GCIS Property Inspection, along with an outline of improvements/repairs made by the current owners.
- The lower level bonus rooms do not presently meet minimum ceiling height standards.
- Sellers, Broker & David Armour Architecture cannot warrant that the preliminary concept plans will ultimately be approved by the SF Planning Department.
- Offers on SFAR contract only please. Offers will be reviewed at 2:00 PM on Monday June 23rd. 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.



340 Eureka Street



Garden Level



First Floor



Second Floor



Third Floor

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