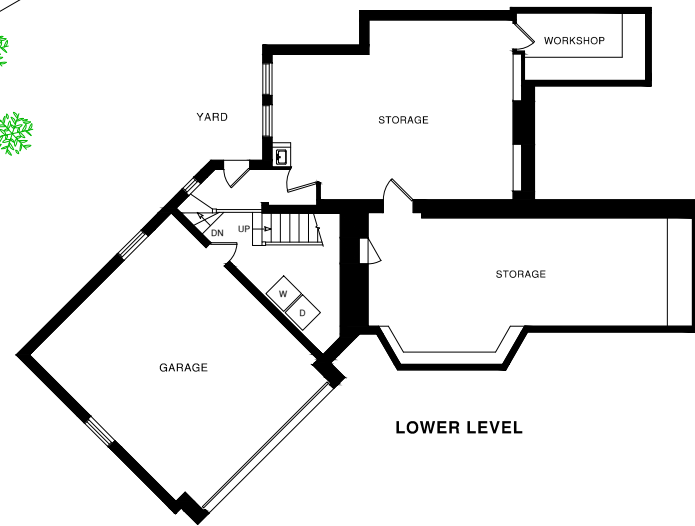
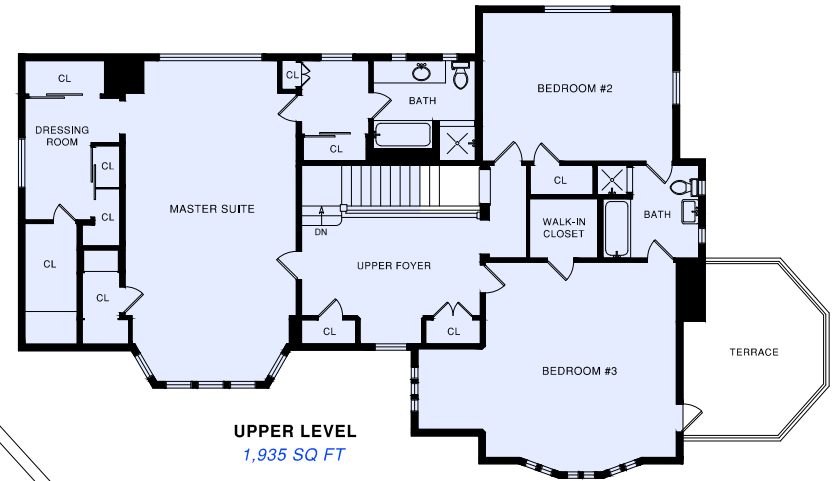
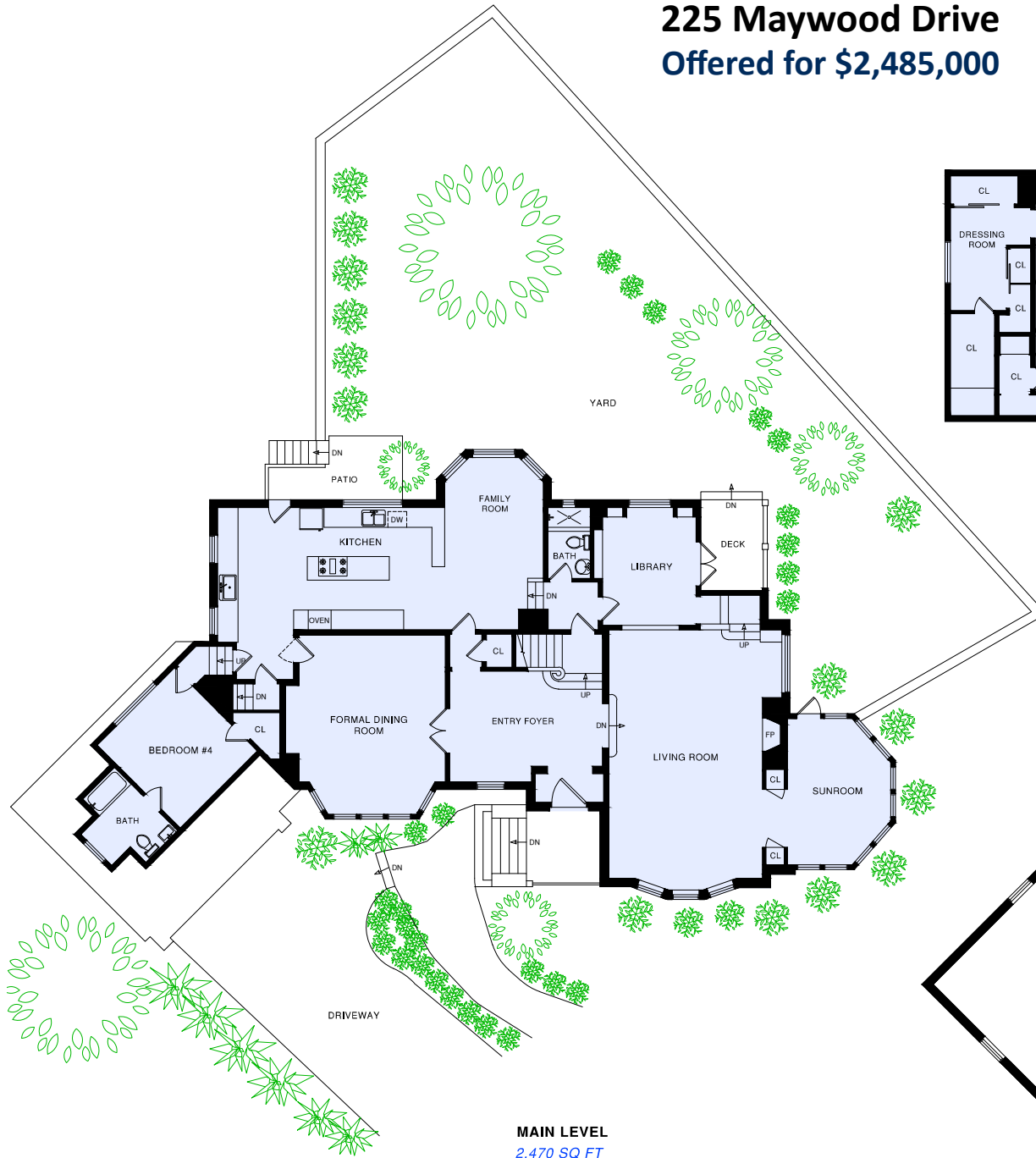




MAJESTIC TUDOR HOME ON DOUBLE LOT
Monterey Heights | 225 Maywood Drive | San Francisco, CA

Sotheby's
INTERNATIONAL REALTY

225 Maywood Drive
Offered for \$2,485,000



ESTIMATED SQUARE FOOTAGE
 Note: sq ft figures are estimates only and do not represent official appraiser's figures.



- 4 bedrooms, 4 baths, 2 car garage
- 4,405 sf* on 10,537 sf lot**
- Ocean + city views
- Living room with wood-burning fireplace
- Gas kitchen + family room

Beautifully situated on a knoll at the curve of Maywood Drive, a tree-lined and manicured block in the desirable Monterey Heights neighborhood, this grand and elegant Tudor style home has been in the same family for nearly 30 years. The residence was designed by the renowned architect Harold G. Stoner and constructed in 1929 by builder A. J. Wilbe. Now being sold by the estate's trustee, 225 Maywood offers classic architectural detail, a truly superb floor plan and strong upside potential for the next steward to restore this **forever home** to greatness.

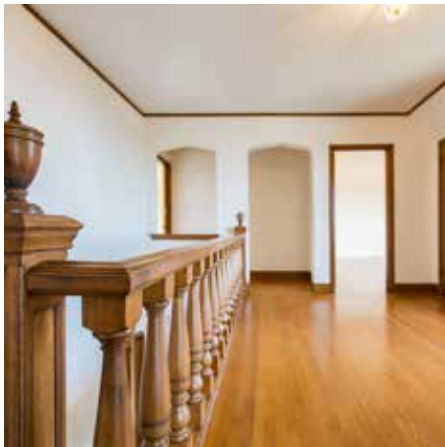
A curved walkway from the street leads to the welcoming entry foyer. Random plank, pegged hardwood floors grace the main level. Paneled arched doors, beamed ceilings, iron multi-paned windows and a lovely balustrade are just some of the 1920's architectural elements that make this home exceptional.



- Formal dining room
- Library, den, sunroom
- Deck, patio, terrace, gardens, lawn
- Garage, workshop, storage
- Renovation potential

Multiple outdoor spaces orient the home to the surrounding mature gardens, private yard and views. Enjoyed from the west windows in the entertaining rooms and the bedroom level, the expansive views reach to the ocean, headlands and well beyond.

Monterey Heights is a handsome neighborhood located on the south slope of Mount Davidson. Curved streets flanked by nicely groomed single family homes in a range of architectural styles characterize this small and special area of the City. Located just a few minutes from Interstate 280, U.S. Route 101 and the Balboa Park BART station, Maywood Drive is ideal for commuting south to the Peninsula while savoring the benefits of San Francisco living. Enjoy weekends outdoors at Stern Grove nearby.



*Square footage in tax record is 5,627 sf. Floor plan tech indicated 4,405 sf of conditioned living space. ** Lot size of 10,537 sf is per tax record. Neither seller nor broker warrant square footage; buyer is advised to investigate. See attached floor plan included.

Offered for \$2,485,000

www.225maywood.com

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