



WELCOMING & POLISHED RENOVATION

Central Richmond | 585 26th Avenue | San Francisco, CA

Sotheby's
INTERNATIONAL REALTY



Offered for \$1,598,000

www.585-26thAve.com



- **4 bedrooms, 3.5 baths**
- **Living room with fireplace, dining room**
- **Gas eat-in kitchen with deck & garden access**
- **Family room with deck**
- **1 car garage, laundry**
- **2055 square feet***

Built in 1919, this Edwardian single family home has been expanded and tastefully renovated over the years to provide a consistent aesthetic with today's top quality finishes while respecting the original character.

From the moment you enter the front door, the marble-topped cabinet for the day's collected treasures - keys, books, mementos, shoes – is there to welcome you home. The beautifully restored staircase rises behind the cabinet and is crowned by a lovely skylight. The spacious east-facing living room enjoys a wood-burning fireplace, plantation shutters and opens to the dining room.

The gas eat-in kitchen adjacent to the dining room is the perfect gathering place with a counter for sharing the day's events while participating in preparing wonderful meals. Accessed directly via the kitchen, a sunny west-facing deck – with room for seating and outdoor grilling – leads to the long garden complete with turf and privet plantings. A full bath completes this floor.

The top floor offers a harmonious floor plan with three bedrooms surrounding the central family/media room with its handsome cabinetry, wine refrigerator and small deck. The largest bedroom faces east with plantation shutters and two generous closets. A full marble bath with dual sinks, west window and shower serves this floor in addition to the half bath accessed directly from the rear/west bedroom. Modern bath tiles evoke a vintage style.

The classic staircase connects the three floors of the home with warm hardwood floors and recessed lighting throughout. At ground level is another bedroom suite with its own full bath with shower over tub, ample closet and access to the covered patio leading to the west garden. This suite is perfect as an alternative master, guest or au pair suite, home gym or office. The suite was completed with permit in 2016. The garage accommodates one car, provides direct interior access as well as storage and the washer/dryer.

REMARK:

* Square footage in the tax record is understated; it is prior to the renovation and expansion at the lower level. Floor plan tech calculated 2055 sf. Neither Seller nor Broker warrant square footage; buyer is advised to investigate.



585 26th Avenue | San Francisco, CA 94121



First Floor



Third Floor



Second Floor



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117 Greenwich Street
San Francisco, CA 94111

*Based upon sales volume of all Brokerages, per SF Association of Realtors MLS data 2015 | This material is based upon information which we consider reliable but because 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, changes including price or withdrawal without notice. ©MMXV Sotheby's International Realty, Inc. Equal housing opportunity.