



MARINA TREASURE

3741 Broderick Street | San Francisco, CA

Sotheby's
INTERNATIONAL REALTY



Offered for \$4,950,000

www.3741Broderick.com



- **5 bedrooms, 3 full baths, 2 half baths**
- **View pentroom with bar**
- **Large eat-in kitchen**
- **Garden with patio, terraces, balconies, roof deck**
- **2 car garage with interior access**
- **Built 1939, expanded in 1950**
- **4789 square feet per appraiser***

3741 Broderick is a large and lovely home nestled close to the Marina Green and Saint Francis Yacht Club & Harbor in San Francisco's coveted Marina District. The home enjoys stunning Bay & City views from the pentroom, master suite and roof deck. Floor-to-ceiling windows are found on multiple levels, maximizing natural light and outlooks. The floor plan is excellent.

The curved central staircase showcases all levels of the home and offers architectural excitement to the space worthy of the setting. Hammered iron sconces provide atmospheric lighting along the staircase, and the contrast of ebony-stained floors with off-white walls is both handsome and contemporary. Clearly designed for entertaining, the home incorporates two bar areas and an indoor-outdoor orientation.

The main level's sunken living room enjoys floor-to-ceiling windows that open to an east-facing balcony. Two steps lead up to the dining room with its own wet bar. The large eat-in kitchen – with dual sinks

and cooking areas, island, dishwasher, pantry and desk – enjoys west windows and opens to a terrace overlooking the patio & garden. Powder room and laundry complete this level.

Continuing up the curved staircase to the sleeping level is the view master suite, two additional bedrooms and hall bath. The corner windows of the master bedroom offer superb views of the yacht harbor, the Bay, Angel Island and beyond. Storage, natural light and room size are generous throughout.

The fourth level pentroom is simply magic. Views abound. The interior and outdoor spaces offer truly outstanding views of the yacht harbor, Bay, Angel Island and Alcatraz to the north; the City skyline to the east and south; the Palace of Fine Arts, Presidio and top of the Golden Gate Bridge to the west. The vintage curved seating & bar area, fireplace, powder room, large walk-in closet, east balcony and large west terrace complete this exciting level. An outdoor spiral staircase from the terrace leads to the roof deck, where a stunning 360 degree view encompasses even more iconic San Francisco vistas. Think Fleet Week, Fourth of July, Opening Day on the Bay and more.

At ground level, two bedrooms open directly to the west-facing patio and landscaped garden with flowering shrubs and fruit tree. The bedrooms share a hall bath. There is interior access from the two car tandem garage.

3741 Broderick Street



NEIGHBORHOOD

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. 3741 Broderick is steps from the Marina Green and provides easy access to 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. Fort Mason Center's Sunday Farmer's Market, art galleries and special events venues are major plusses for the neighborhood. This vibrant area is known for its walkability and unsurpassed beauty along the Bay.

REMARKS

- *Square footage is per appraiser; Seller & Broker do not warrant; buyer is advised to investigate.
- This is a trustee sale with no court confirmation.

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