

# NORTH OF LAKE TREASURE

Direct Access to Mountain Lake Park

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63 7<sup>TH</sup> AVENUE | SAN FRANCISCO

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## 63 7TH AVENUE | LAKE DISTRICT

63 7th Avenue is a North of Lake treasure with direct access to Mountain Lake Park through the landscaped, gated patio and garden. Legally a 2-unit building, this 4-level residence is a lovely city retreat on a stellar block and has been enjoyed for over two decades by one family.

The floor plan is tailor-made to allow a balance of privacy with togetherness, serenity with rambunctiousness. It works beautifully for entertaining and enjoying the connection to the outdoors.





Offered for:

\$4,800,000

5 bedrooms, 4.5 baths

Gourmet kitchen open to family & dining rooms, deck with garden access

Main level office, upper level pent/guest room

Ground level wine cellar + recreation/media room opens to patio + garden

Landscaped, gated garden with direct access to Mountain Lake Park

1 car garage + driveway parking

\*4768 sf per appraiser



## MAIN LEVEL

The heart of the main level is the kitchen with Thermador professional gas range, separate pantry and seating at the granite counter. The kitchen is open to a west-facing family room with gas fireplace flanked by cabinetry. The open dining room is adjacent. Designed for socializing, this portion of the residence connects via French doors to the rear deck overlooking the patio and garden, providing sylvan outlooks into the park. At the front of the main level the generous living room with window seating is centered on a gas fireplace. Office, powder room and walk-in closet complete this level.

## MASTER SUITE LEVEL

One flight up is a spacious and tranquil park-facing master suite with seating area, decorative fireplace, dual-sink bath and dressing room. Two additional bedrooms, hall bath and laundry complete this level.





## PENTHOUSE LEVEL

The pent level's guest bedroom, full bath and west-facing pentroom/bedroom 5 overlooking the garden and into the park provide multiple options for the next steward's lifestyle.



## GROUND LEVEL

An interior staircase connects all four levels and leads to the ground level's recreation/media room, full bath and wine cellar. French doors open to the patio and garden. The 1-car garage with interior access and driveway parking; also includes plenty of storage, space for bikes and scooters.

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## NEIGHBORHOOD

San Francisco's North of Lake neighborhood is treasured for its proximity to Mountain Lake Park, an idyllic 14-acre park designed by William Hammond Hall in approximately 1875. Situated next to Mountain Lake where the southern edge of the Presidio meets the Richmond District, this park offers many different amenities. Dog lovers flock here for the dog run at the eastern end of the park. In the middle of the park are four full tennis courts, and nestled closer to the lake shore is a half basketball court. Children enjoy the sand-floor playground at the 12th Avenue entrance that feature slides, swings, and a multi-level play structure, while runners can make use of the built-in fitness circuit. New restrooms are available on-site. There is a covered picnic/card playing pavilion opposite the 9th Avenue entrance. The great meadow is a favorite place to spend the afternoon for a picnic or for parties.



## REMARKS

- \*Square footage (interior) of 4768 sf is per appraiser; additional measurements are noted in the disclosures. Lot size is 25'x114' per Preliminary Title Report. Seller & Broker do not warrant; buyers are advised to investigate.
- Outdoor pots + their plants are included in the sale.
- Legally a 2-unit building, the residence was lived in by one family for over two decades. Buyers are advised to investigate.



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Wall Street Journal/REAL Trends 2017 Top 250 Luxury Real Estate Professionals in US by Sales Volume



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