



CHARMING HOME, GLORIOUS GARDEN

Cow Hollow | 2373 Filbert Street | San Francisco, CA

Sotheby's
INTERNATIONAL REALTY



Offered for \$3,600,000

www.2373FilbertSt.com



- **3 bedrooms, office + den, 3.5 baths**
- **Gourmet eat-in kitchen + family room**
- **Deck, 2 patios + south garden**
- **Master suite with den/office/nursery**
- **1 car garage + driveway parking**

Located on a lovely block in the prized Cow Hollow neighborhood, 2373 Filbert offers indoor-outdoor living in a renovated, fully detached single family home. The large beautifully landscaped south garden, lawn and patios are perfectly positioned directly outside the kitchen and family room's deck.

The floor plan flows beautifully thanks to large openings between the main entertaining rooms.

The gourmet kitchen checks all the boxes – large island, gas cooking, stainless appliances, dual dishwashers, white cabinetry, pantry, breakfast area with built-in seating, and open to the family room. Natural light floods this heart of the home.

An entry foyer welcomes you in from the front porch. The living room with large bay window enjoys a decorative fireplace flanked by cabinetry. A chic chandelier adorns the well-proportioned dining room. Linen roman shades provide softness to these rooms. Hardwood flooring is light and natural. Throughout there is a calming neutral palette. Tucked discretely in the hall near the foyer are coat closet and powder room.

The upper level of the home includes a master suite with adjoining south-facing office/den/nursery, walk-in closet, cabinetry and a bath with shower. An additional nicely proportioned bedroom and hall bath with shower over tub complete this floor. Motorized sun and privacy shades are installed on the outside of the south windows of the two main floors.

The garden level of the home offers another bedroom suite and adjoining large den opening to the patio and garden. Accessed via an internal staircase from the main floor, this lower level also includes laundry room, under-the-stairs storage and the one-car garage with storage room. Additional parking can be achieved in the driveway and across its entrance

at curbside – thus allowing three cars to park at the property.

2373 Filbert is located conveniently to the Union, Fillmore & Chestnut Street upscale shopping & dining districts. Cow Hollow's vibrant neighborhood offers a plethora of options for indoor and outdoor exercise and entertainment for adults and children alike. Known for its walkability and unsurpassed for beauty and neighborhood amenities, San Francisco's north side offers the finest of authentic San Francisco living.

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MAIN LEVEL



UPPER LEVEL



GARDEN LEVEL

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*Based upon sales volume of all Brokerages, per SF Association of Realtors MLS data 2015-ytd. | 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.