

# HIDDEN JEWEL BOX WITH MAGICAL GARDEN

Cow Hollow

2377 FILBERT STREET | SAN FRANCISCO

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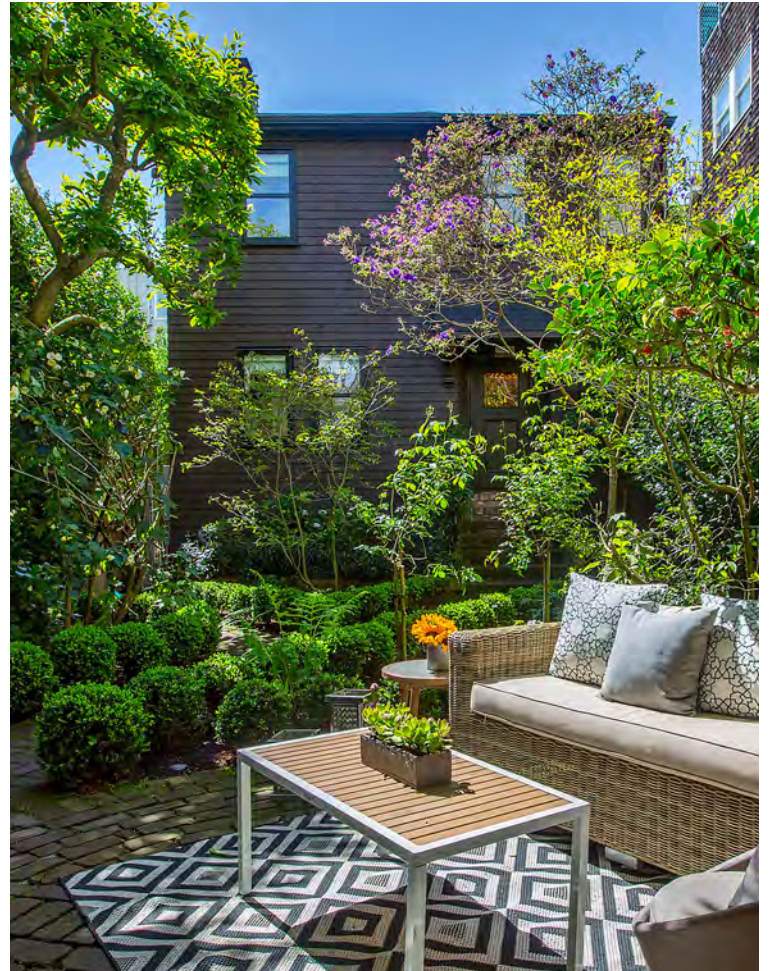


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## 2377 FILBERT STREET | COW HOLLOW

Hidden from the street and tucked behind a lush magical garden, this jewel box two-level home is a one-of-a-kind residence in a lovely Cow Hollow location. Springtime brings an abundance of wisteria blooms to the garden's entrance. Brown shingled with circular front patio, truly outstanding mature landscaping and much coveted privacy, the residence has been refreshed through a collaboration between the current owners and Drummond Architects & Designers. The fully-detached home and its garden are a rare gift of beauty for city lovers in search of serenity.



Offered for:  
\$3,295,000

3 bedrooms, 2.5 baths (3BR/2BA on upper level)  
Gourmet eat-in gas kitchen open to dining area + rear patio with firepit  
Living room with gas fireplace + garden outlooks  
Laundry, powder room on main level  
Serene master suite + sitting/office alcove  
Deep landscaped garden + front patio  
2 car side-by-side detached garage  
Partial basement  
Walkscore of 94

## MAIN LEVEL & REAR PATIO

The entry foyer invites one into the living room with gas fireplace and windows on two sides revealing the beauty of the gardens. The generous, impressive kitchen and adjoining dining area form the heart of the home with the best professional appliances centered on a massive gas range with six burners and griddle. The large island, perfect for entertaining and casual dining, melds wood and white Carrara marble for serious cooks and bakers. White subway tiles above limestone counters complement the white wood cabinetry, offset by a deep blue-grey china cabinet. The dining area opens via French doors to the rear deck and landscaped patio with plumbed firepit, bench seating and gas grill.

The powder room and laundry area completes this level. Curated light fixtures and window coverings, oak floors, recessed lighting and abundant natural light are found throughout the home.







## UPPER LEVEL

The upper level's master suite overlooking the rear patio includes a walk-in closet and nook for seating or office. Its ensuite stone and tile bath offers dual sinks and shower stall. The remaining two bedrooms overlook the front garden and share the stylish tiled hall bath with shower over tub.



The two-car side-by-side garage sits at the front of the property, providing privacy and allowing for a third car to park at the curb. One securely enters the garden from the garage. A side walkway allows for garden and patio upkeep without entering the home; it also leads to the side entrance for the partial basement with storage.

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## COW HOLLOW NEIGHBORHOOD

San Francisco's Cow Hollow friendly and walkable neighborhood is nestled between the Marina District and Pacific Heights, with top neighborhood streets of Union, Chestnut & Fillmore offering dining, shopping and fitness options. Natural and city beauty are nearby in The Presidio, Crissy Field, the Palace of Fine Arts, St. Francis Yacht Club and Fort Mason with its Great Meadow, Sunday Farmers' Market, art galleries and special events venues. Moscone Recreation Center offers a variety of outdoor sports courts.

Tech shuttle routes stop within a few blocks.

## REMARKS

- Tax record indicates 1912 sq ft and lot size of 3300 sf. Seller & Broker do not warrant; buyers are advised to investigate.
- Year built 1910.

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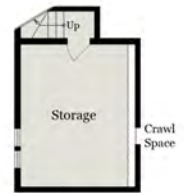
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Wall Street Journal/REAL Trends 2017 Top 250 Luxury  
Real Estate Professionals in US by Sales Volume



UPPER LEVEL



BASEMENT

Filbert St

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