

REIMAGINED VICTORIAN, URBAN LIFESTYLE
LOWER PACIFIC HEIGHTS

1988 BUSH STREET



SCHUMACHER
BEGGS TEAM

EXPECT EXTRAORDINARY

Sotheby's
INTERNATIONAL REALTY

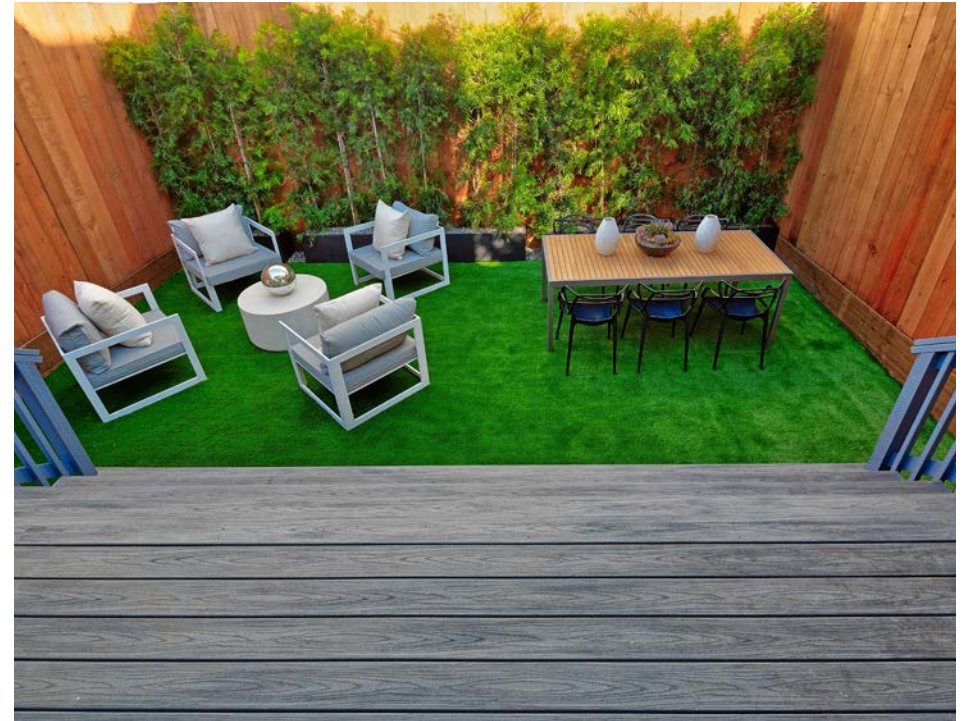


1988 BUSH STREET

Ideally located close to the superb Fillmore Street shopping + dining district, Japantown and beloved Lafayette Park, 1988 Bush Street offers access to a wonderful, walkable lifestyle. The single family home was reimagined for today's modern preferences with a flexible and more open floor plan while retaining its exceptional volume.

A turn of the century Victorian, the home was redesigned by architect Paul Haydu of San Francisco's Jones-Haydu and substantially rebuilt by Goodman Construction. The years' long process also included significant seismic upgrades, new foundation, new roof and windows. Loving attention to detail and choice of enduring materials is evident throughout. Fumed oak flooring, recessed + custom lighting, and in-wall + ceiling wiring throughout sets the stage for the new owners' enjoyment.

This is a home for entertaining, family gatherings and leisure. The flow on the main level is exceptional for large parties or simply quiet evenings around the fireplace. Clad in honed quartzite, the 3-sided gas fireplace is a striking design element of the voluminous living room.



SAN FRANCISCO, CA

Intelligent design, tons of counter seating and custom cabinetry with generous expanses of Brittanicca matte stone are hallmarks of the impressive kitchen. Appliances include Miele induction range, ovens + dishwasher and SubZero refrigerator. Indoor-outdoor living is built into the kitchen's sliding wall of glass that opens to the Trex deck and rear garden with turf. The volume of the room allows for adjacent dining or seating to suit one's lifestyle. Powder room with stunning Ann Sacks floor tile completes this level.

A custom glass-sided staircase leads to the upper bedroom level where one finds three bedrooms, two full baths and washer/dryer. The serene master suite checks all the boxes – private terrace overlooking the rear garden, two walk-in closets and spa-style bath with heated floors, wet room with skylight, dual sinks and private WC with Toto Neorest.

The lower level of the home offers a spacious family/media/4th bedroom/au pair suite or even huge office with custom cabinetry + wet bar and full bath. It is a flexible space with tall ceilings that is easily accessed internally or via a separate entrance. Storage abounds. The one-car garage is equipped with an electric car charging station and space for additional storage.



LOWER PACIFIC HEIGHTS

Offered for:
\$3,975,000

www.1988BushSt.com

3 bedrooms, 3.5 baths (3BR/2BA + washer/dryer on upper level)

Stunning kitchen open to deck and garden

Main level living room with fireplace, dining area, powder room

Serene master suite with terrace overlooking garden

Ground level family room/au pair with wet bar, full bath, separate entrance

1 car garage with electric car charging station, interior access

Walkscore of 99

Approximately 3215 sq ft per floor plan tech; architect reported 3178 sq ft*

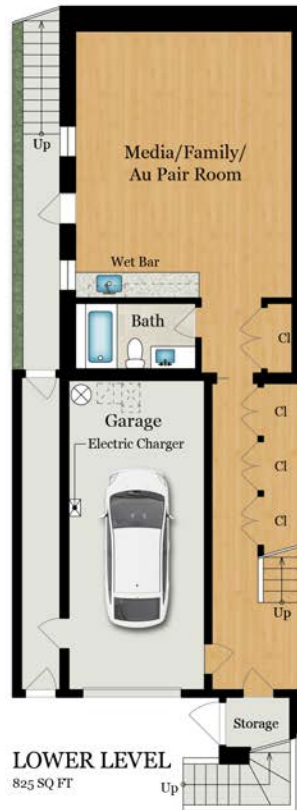
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SAN FRANCISCO, CA 94115



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Estimated Total Finished Square Footage: 3,215 SQ FT

Above-Grade: 3,215 SQ FT Below-Grade: N/A
Plus 400 SQ FT Garage on Lower Level
Plus 30 SQ FT Storage on Lower Level
Calculated per ANSI Standard Z765-2003.

* Estimated Total Finished & Unfinished Square Footage: 3,645 SQ FT



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Remarks

- *Square footage (interior) of 3178 sq ft is per architect; floor plan tech calculated 3215 sq ft. Seller & Broker do not warrant; buyers are advised to investigate.
- Nest controlled dual home heating systems.
- Music Lovers professional grade AV, boosted internet & security system cabling throughout.
- Lutron smart home Caseta lighting design package for fully programmable wireless remote/mobile control of all fixtures inside and out.

*Based upon sales volume of all Brokerages, per San Francisco Association of Realtors MLS data 2019. Reflects individual Agent's results before forming team.

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