

CHIC SINGLE FAMILY HOUSE
LONE MOUNTAIN

73 ALMADEN COURT
San Francisco, California 94118

www.73almaden.com



Offered for \$1,750,000
4 Bedrooms + Den, 3 Baths
2 Car Side by Side Garage

Fabulous Chef's Kitchen
Living Room w/ FP, Dining Room
Deck, Patio + Garden

Schumacher Properties
Wise Investing, Inspired Living

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INTERNATIONAL REALTY

73 Almaden Court



73 Almaden Court is a thoroughly renovated, single family home with plenty of style and located on a wonderful block in the Lone Mountain neighborhood. Just a half block from the Rossi Pool + Playground, Almaden is a quiet cul de sac yet enjoys a WalkScore of 94.

The extensive expansion and renovation was completed in 2009 based on floor plans designed by the respected San Francisco architects, Armour+Vokic, David Armour, principal. The interior finishes include quality materials combined beautifully in a sophisticated, neutral palette.



At the heart of the home, the gas kitchen was lovingly planned by the James Beard-nominated Rising Star chef/owner and well-known local restaurateur who previously lived, cooked and entertained there with his family. Features include high-end stainless steel appliances (Viking Pro stove, hood & refrigerator; Bosch dishwasher), farmhouse sink, granite counters, white subway tiles, intelligent working space and fun entertaining island lit naturally by a large skylight.



The residence offers an ideal floor plan for today's living. The living room features a wood burning fireplace with custom-designed marble surround flanked by display shelves. The interior dining room, with its cabinets and marble sideboard, creates an intimate setting for dinner parties. The large arched openings between the main rooms allow for easy socialization.



Not a detail has been overlooked. Beautiful hardwood floors and recessed lighting are found throughout. Strategically placed skylights maximize natural light. A tasteful blend of Carrera Massa marble, subway and mosaic stone tiles appoint the three serene baths. The master suite includes two large walk-in closets, generous ensuite bath with discrete water closet, dual sinks and large shower.

The two-car garage opens to a lower floor entry with adjacent mud room and laundry with washer/dryer. One can either follow the stairs to the upper level or pass through the den directly to the large rear deck and garden (also accessible through the tradesmen's side entry).

NEIGHBORHOOD

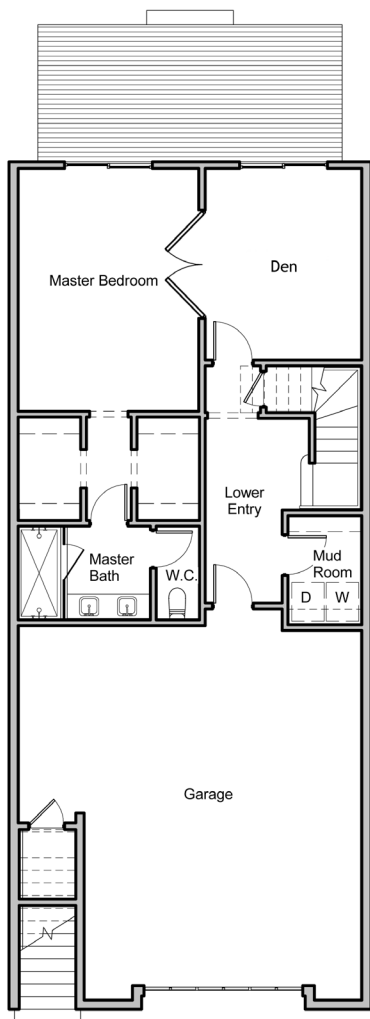
Rossi Pool + Playground are just across Anza Street and offer something for everyone — large grassy grounds, baseball field, basketball courts, indoor pool, tennis courts and a sand play area with climbing structures. Just a few blocks to the south is the Arguello entrance to Golden Gate Park. The beautiful campus of the University of San Francisco (USF) is also nearby. Markets, shops and a wide variety of restaurants make this neighborhood a wonderful choice. The Laurel Village shops and the new Whole Foods at Stanyan/ Haight are also nearby.

REMARKS

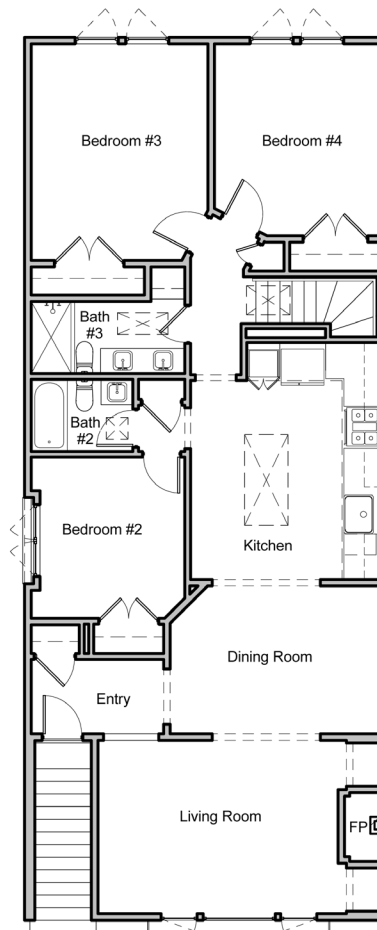
- Offers to be on SFAR contract, accompanied by letter of lender pre-approval (or proof of assets if all cash) and signed Disclosure Package.
- We request that you use Fidelity National Title, Ms. Nga Losacco, 55 Francisco Street; she has POAs for the Sellers.
- Link to online Disclosure Package is available from the listing agent upon request.



73 Almaden Court



Lower Level



Main Level

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*Based upon number of transactions and sales volume of all Brokerages, per SF Association of Realtors MLS 2012.

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