

REIMAGINED VICTORIAN

536 Alvarado Street
Noe Valley
San Francisco, CA 94114

www.536alvarado.com



Offered at \$2,950,000
Renovation completed 2012

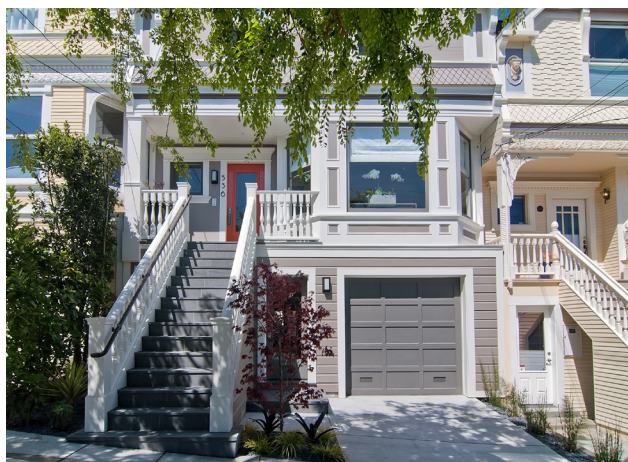
4 bedrooms, 3.5 baths, 1+ car parking
Deep yard, garden, patio, deck

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536 Alvarado Street



536 Alvarado's timeless quality offers the perfect combination of Noe Valley history and today's San Francisco. Originally constructed in 1906 by Noe Valley's revered builder, John Anderson, this handsome residence has been brilliantly reimaged by David Armour, principal of ARMOUR+VOKIC Architecture (www.armour-vokic.com) for his own family. He designed an ideal floor plan to expand the house and oversaw the extensive renovation completed in 2012. On a tree-lined street just three blocks from the 24th Street shopping/dining nexus of Noe Valley, the location is simply ideal.



Not a detail was overlooked – maximized natural light, beautiful finishes, custom cabinetry, and a gourmet gas kitchen that opens to the deck and yard. The extra-long professionally landscaped yard and garden, a la Stephanie Green landscape designer, includes a bluestone patio and fire pit. There are hardwood floors throughout the three levels of the house and custom lighting for atmosphere and artwork. A cohesive aesthetic was applied in material choices, showcasing the value of superb design.



This house not only looks fabulous, but under the covers it also delivers – with radiant heat in the floors, a full seismic upgrade, new systems and cabling, stereo speakers in the main rooms' ceilings and surround sound in the family room, new wood windows and doors, new roof and house-wide intercom. Outside, the same care was taken, including hot/cold water plumbing for the garden (great for filling children's pools), gas fire pit and grill connection, and garden watering system.



The welcoming foyer leads either to the living and dining rooms or straight to the kitchen and outdoors. Calacatta Oro marble countertops showcase the kitchen with its large island and high quality appliances, most notably the Bertazzoni professional gas range. Kitchen outlooks are directly to the beautiful garden. This floor includes a hall powder room.

Providing a coveted floor plan, the residence's top floor includes a master suite with luxurious bath plus two additional bedrooms and second bath. The central upper foyer is washed with light from a vaulted ceiling with multiple skylights. Finished, carpeted attic spaces with windows are found above.

The lower level family room opens to a stone patio with direct garden access. Also located on this floor are an additional bedroom, full bath, office with its own entrance, laundry room with chute from upstairs, insulated wine closet and 1-car garage. There is the potential to also park a smaller car in the driveway.

Neighborhood

Noe Valley is a much loved San Francisco neighborhood and increasingly so for those commuting to positions south of the City. 24th Street offers life's conveniences from Whole Foods to boutiques, cafes and restaurants, the weekend Farmer's Market and so much more. Exercise options abound including gyms, yoga and Pilates, walking and biking. Dolores Park offers plenty of outdoor entertainment. The tech company private commuter buses stop at 24th and Castro, 3.5 blocks from 536 Alvarado.

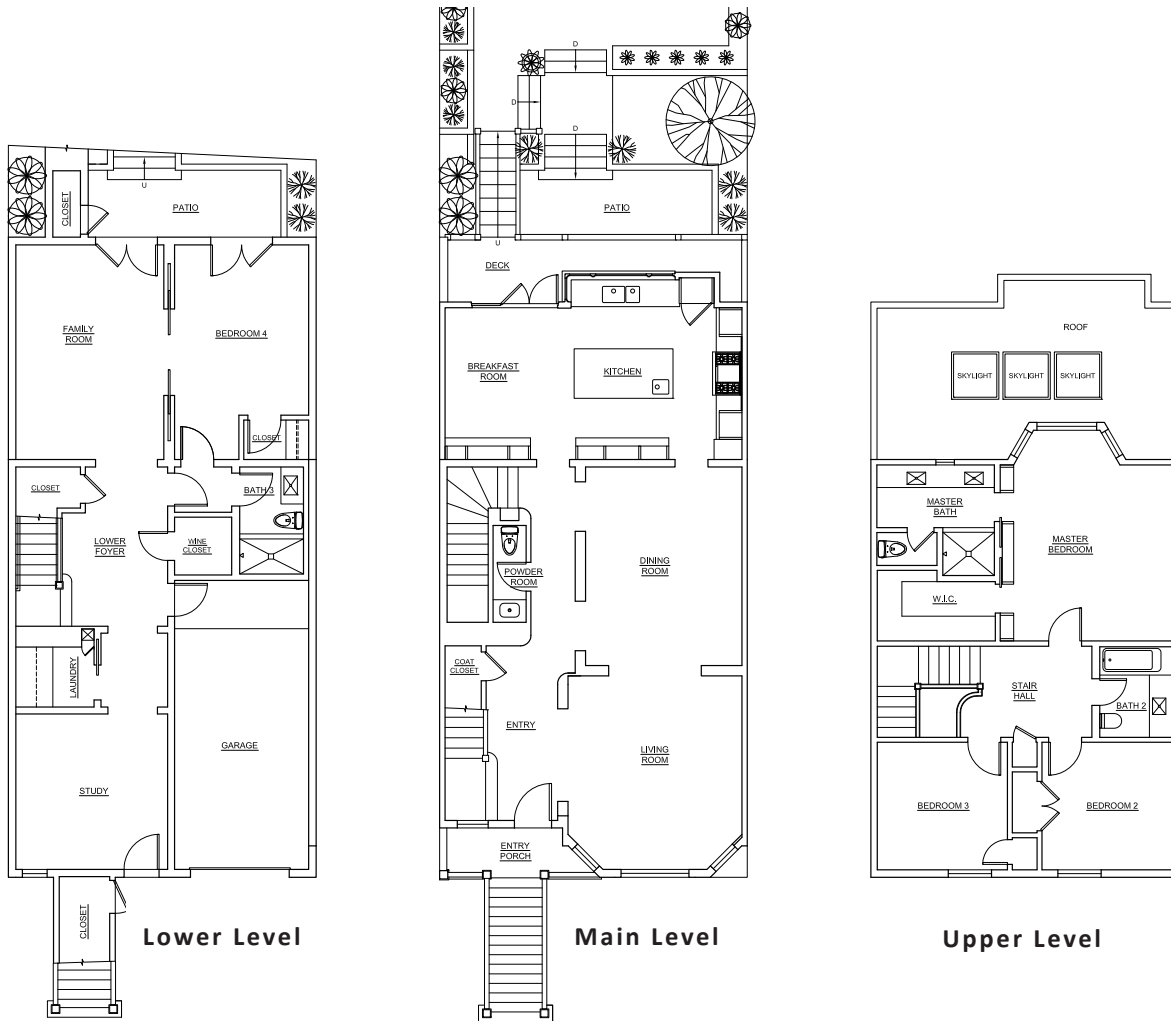
Remarks

- Visit www.armour-vokic.com to learn more about the firm's architectural work and client-focus.
- Please submit offers on SFAR contract, proof of assets if purchasing all-cash or lender pre-approval letter. Include signed Disclosure Package.
- Escrow is open with Ms. Nga Losacco, Fidelity National Title, 55 Francisco Street.
- Disclosure Package electronic copy is available from the listing agent upon request.

See reverse side for floor plans.



536 Alvarado Street



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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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