

CONTEMPORARY URBAN OASIS
Single Family Residence with City, Bay & Forest Views

1291 Stanyan Street
Parnassus Heights
San Francisco, CA 94117

www.1291Stanyan.com



Open Floor Plan Great Room
Lushly Landscaped Patio+Deck

2 Master Suites+Den/Office
1 Car Garage Parking

Offered at \$1,500,000

Schumacher Properties
Wise Investing, Inspired Living

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1291 Stanyan Street

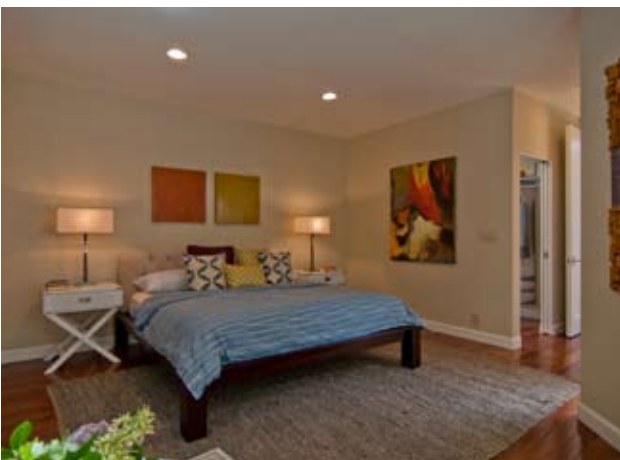
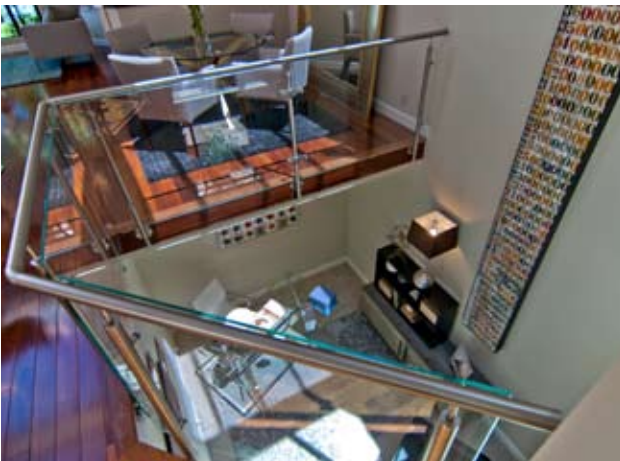
1291 Stanyan offers exciting contemporary architecture combined with northeast views of the City and Bay from the living room and of the forest of the Mt. Sutro Open Space Reserve to the west beyond the patio and deck. Natural light abounds thanks to multiple skylights, an open floor plan and strategically placed large windows. It's simply superb design creating an urban oasis.

The main floor of the house features a great room (living-dining-kitchen) with pitched ceiling, great volume, wood floors and large skylights. The living room area looks out across the tree-lined last block of Stanyan to the City and Bay – an enviable view both day and night. A fireplace and ceiling lighting enhance the atmosphere.

The open kitchen's Bertazzoni stove is the star among high-end appliances, Caesarstone counters and an island for entertaining. A glass-rail bordered open area overlooks the den/office below, creating added architectural drama.

The side deck is just a few steps down through sliding glass doors; it leads to the more expansive rear outdoor spaces to the west. One of the two master suites completes the main floor. Both suites include recently upgraded baths with showers and large walk-in closets.

Another skylight illuminates the full staircase that leads to the lower level of the residence. Here one finds another master suite with a nearly identical floor plan to that on the upper level. This lower bedroom opens directly the flagstone patio and wood deck terraced beyond it. The Mt. Sutro Open Space Reserve is literally directly to the west of the deck area. Lush mature landscaping on the property and in the beautiful forest add to the uniquely welcoming and private outdoor space.



The den/office is nestled partly below the dining room and also consumes the rest of the open space from above. A wall of west windows brings the light and greenery into this special room. An additional closet and the laundry room with appliances and sink complete the lower level of the residence. Mechanical and two large storage rooms are located off the one-car garage with its interior access. A security system is installed for the house.



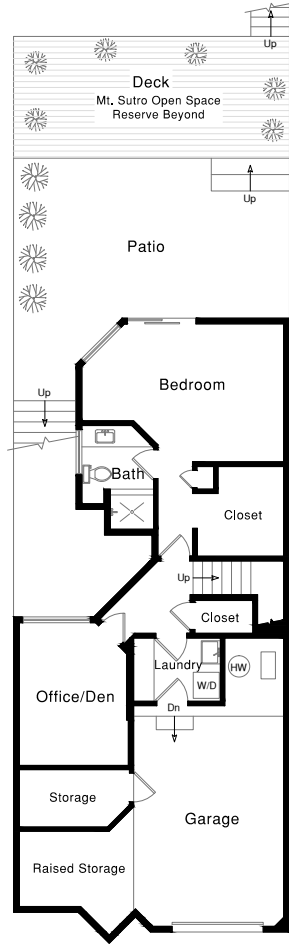
Remarks

- Offers to be on SFAR contract, accompanied by letter of lender pre-approval (or proof of assets if all cash) and signed Disclosure Package.
- Escrow has been opened with Fidelity National Title, Ms. Nga Losacco, 55 Francisco Street.
- Link to online Disclosure Package is available from the listing agent upon request. Lingruen Pest Report and GCIS Property Inspection Report are included.

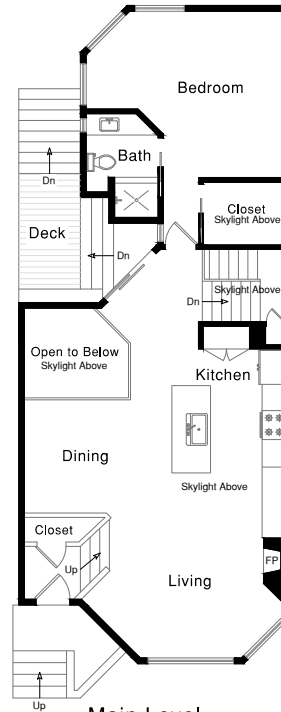
See reverse side for floor plans.



1291 Stanyan Street



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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