

## COVETED MARINA HOME ON IDYLIC STREET

35 Rico Way  
Marina District  
San Francisco, CA 94123

[www.35Rico.com](http://www.35Rico.com)



3 Bedrooms + Sunroom, 3 Baths  
Family Room

Updated Kitchen Opens To Dining Room  
2+ Car Parking  
South Patio + Garden

**Offered at \$2,200,000**

Schumacher Properties

Wise Investing, Inspired Living

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## 35 Rico Way



Located on one of the finest and most private streets in the Marina, 35 Rico Way offers a welcoming environment for entertaining and daily life. Abundant natural light warms the partially-detached single family house, situated nicely at the curve of the street – making it wider in the rear garden than most neighborhood homes. Tall sycamore trees and borders of Japanese maples and flax lead to the front entrance.



A coherent, neutral aesthetic unifies the main rooms of the residence. The living room enjoys a wood-burning fireplace and opens via a wide doorway to the nicely proportioned dining room with west windows. Beautiful walnut-stained hardwood floors are found throughout the main level.



Always the heart of the house, 35 Rico's spacious kitchen is open across a long counter to the dining room. The centerpiece of the kitchen is a white vintage O'Keefe & Merritt gas stove. White quartz counters, grey painted cabinets and stainless refrigerator, sink and dishwasher complete the kitchen.

The remainder of the main floor is private space – two bedrooms, two baths and a sunroom/office, multiple closets. The master bedroom, filled with south and western light, opens to a deck with winding stairs down to the garden. Its bath includes a large shower and dual sinks. The hall bath offers a shower over tub.



The third bedroom and full bath are located on the lower level of the house. A slate-floored family room, with wet-bar and beverage frig, is bathed in light from windows on three sides and opens to the coveted south-facing patio and garden. This outdoor room is beautifully designed with raised planters and pavers and offers space for lounging, grilling and dining. Neighboring gardens offer glimpses of mature trees and greenery.



The garage, with dual interior access, can accommodate at least two vehicles. The washer and dryer are housed in the garage. The front and rear landscaping have irrigation systems.

### Neighborhood

The vibrant Marina District enjoys access to both nature's beauty and the thriving neighborhood street of Chestnut, which along with nearby Fillmore and Union Streets, offers some of the City's most wonderful shopping and restaurants. Rico Way is a one-block long curved street (bordered by Avila and Retiro) of primarily well-kept single family homes.

Rico Way is just a block from the Marina Greens, nearby St. Francis Yacht Club and Crissy Field with the promenade leading to the base of the Golden Gate Bridge. The Presidio National Recreation Area—with its superb YMCA, Presidio Sport & Med, SenSpa and trails—is enjoyed by many Marina residents. Fort Mason's Sunday Farmer's Market, plus its art galleries and special events venue, are major plusses for the neighborhood.

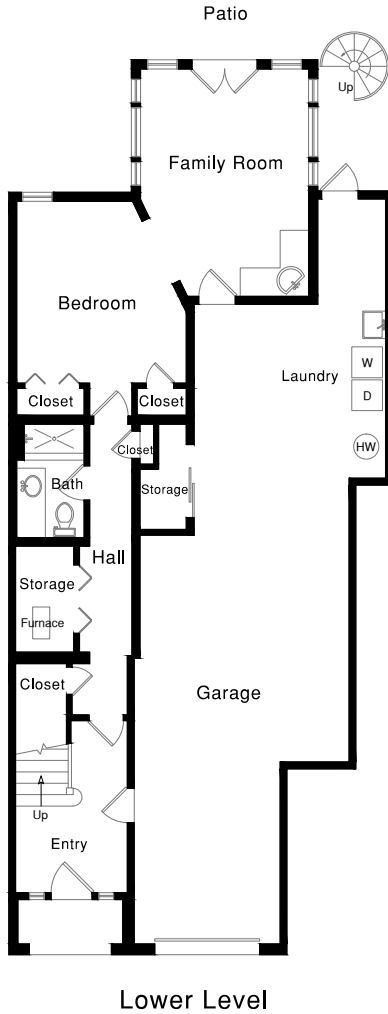
### Remarks

- Please submit offers on SFAR contract with letter of financial capability/lender pre-approval and signed Disclosure Package.
- Link to online Disclosure Package is available from the listing agent upon request.
- Escrow is open with Ms. Nga Losacco, Fidelity National Title, 55 Francisco Street.
- Excluded from sale: sound system components in lower level bedroom; mirror in entry foyer; TV on shelf in main floor west bedroom.
- Included in sale as buyer's choice: wall-mounted flat screen TV in lower level bedroom; two wine refrigerators in garage; washer & dryer in garage; BBQ grill in rear patio.

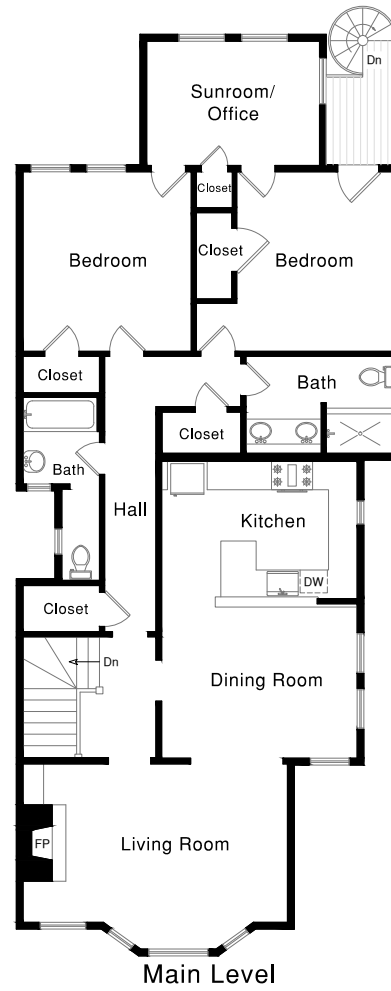
See reverse side for floor plans.



# 35 RICO WAY



Lower Level



Main Level

## PLEASE CONTACT:

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117 Greenwich Street  
San Francisco, CA 94111



\*Based upon number of transactions and sales volume of all Brokerages, per SF Association of Realtors MLS: Marina 2007-2013 cumulative; Citywide 2012-2013.

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