



**5224-5226 California Street**

*www.5224-5226California.com*

**MCGUIRE**  
REAL ESTATE



# *Prime Lake Street*

## *Two Exquisitely Remodeled Units*

*Cross Street: 14th Avenue*

*Year Built: 1915 per City tax records*

*Offered at \$1,500,000*

**5226 California Street: Lower Unit:** Two bedrooms (one master en-suite), two full bathrooms, sunroom, formal living room with fireplace, formal dining room, remodeled eat-in kitchen, cable ready, new copper plumbing, new water heater and new furnace.

**5224 California Street: Upper Unit:** Two bedrooms (one master en-suite), two full bathrooms, sunroom, large foyer with sitting area, formal living room with fireplace, formal dining room, remodeled eat-in kitchen, cable ready, new copper plumbing, new water heater and new furnace.

In the same family for over 75 years, this exceptional Edwardian style two-unit building has been remodeled with the finest attention to detail. Built in 1915, this gorgeous building will be delivered vacant, offers two “house-like” full floor residences and each unit boasts 1,661 square feet of amazing living space. The impressive architectural detail includes lush wood wall paneling, arched windows, bay windows, coved ceilings, beautiful hardwood floors with inlay and crown molding. There is a large five car garage with windows, two sinks and laundry hookups, excellent storage, a private lovely garden with irrigation and both units feature Marvin and Simonton double thermo paned windows. Easy access to the Golden Gate Bridge, transportation and excellent schools.

### **5226 California Street: Lower Unit**

As one enters this “house-like” unit one cannot help but notice the leaded glass window at the entry door, hardwood floors with inlay, beautiful staircase, molding and exquisite light fixture.

The elegant **FORMAL LIVING ROOM** is enhanced with hardwood floors, gorgeous arched windows, lush wood wainscoting, high ceilings, built-in bookshelves with leaded glass doors flanking the fireplace and fireplace with brick surround and lovely mantle.

The spacious **FORMAL DINING ROOM** is highlighted with French paned windows, double thermo paned window, built-in lush wood credenza with wood counter, drawer and cabinetry, beautiful light fixture, crown molding, paneled wood walls and hardwood floors with inlay.

The **STATE-OF-THE-ART EAT-IN KITCHEN** features Cambria quartz countertops, tile backsplash, an abundance of custom cherry cabinetry (some cabinets with glass and pull-out drawers), stainless steel GE Monogram refrigerator/freezer with ice and water maker, under cabinet lighting, stainless steel GE Monogram stainless steel dual flame professional six-burner range with double ovens and griddle, stainless steel GE Monogram vent hood with fan and light over range, stainless steel GE Monogram dishwasher, stainless steel Dawn double sinks with hansgrohe faucet, GE garbage disposal, hardwood floors, high ceilings, recessed lighting, double thermo paned windows, pocket door and room to add a table and chairs for dining. There is a double thermo paned door off the kitchen where one can access the back staircase that leads to the garage.

There is a **REMODELED FULL BATHROOM** off the hallway that boasts high ceilings, tile floor, tiled walls, recessed lighting, Kohler toilet, double thermo paned windows, Kohler pedestal sink, medicine cabinet with mirror and glass shelves, custom lighting, Panasonic fan and Kohler shower over deep tub with tile surround.

The **FIRST BEDROOM** offers hardwood floors with inlay, garden outlook, double thermo paned bay windows, coved ceiling, molding and excellent closet space. There is a light-filled **SUNROOM** off this bedroom surrounded with four double thermo paned windows, hardwood floors with inlay, high ceilings and garden outlook.

The **MASTER EN-SUITE** has hardwood floors with inlay, bay double thermo paned windows, coved ceiling, garden outlook, molding and a walk-in closet with hardwood floors. The **REMODELED MASTER BATHROOM** features tile floor, high ceilings, Panasonic fan, wall mirror, double thermo paned window, custom light fixtures, double sinks with cultured marble counter and backsplash, custom cabinet and drawers, Kohler toilet, stall shower with cultured marble surround, glass door and glass enclosure.

A large walk-in closet off the hallway with hardwood floors and lighting completes this beautiful unit.

### 5224 California Street: Upper Unit

As one enters this “house-like” unit one cannot help but notice the leaded glass window at the entry door, hardwood floors with inlay, beautiful staircase, wall sconce, molding and gorgeous light fixture. As one reaches this unit there is a spacious **FOYER WITH SITTING AREA** with hardwood floors, high ceilings and molding.

The elegant **FORMAL LIVING ROOM** is highlighted with double thermo paned windows, lovely fireplace with lush mantle, wood bench with storage, leaded glass cabinet with shelves, hardwood floors with inlay, crown lush moldings and wainscoting.

The spacious **FORMAL DINING ROOM** is highlighted with French paned windows, double thermo paned window, built-in lush wood credenza with wood counter, drawer and cabinetry, beautiful light fixture, crown molding, paneled wood walls and hardwood floors with inlay.

The **STATE-OF-THE-ART EAT-IN KITCHEN** features Cambria Quartz granite countertops, tile backsplash, an abundance of custom cabinetry (some cabinets with glass and pull-out drawers), stainless steel GE Monogram refrigerator/freezer with ice and water maker, under cabinet lighting, stainless steel GE Monogram stainless steel dual flame professional six-burner range with double ovens and griddle, stainless steel GE Monogram vent hood with fan and light over range, stainless steel GE Monogram dishwasher, stainless steel Dawn double sinks with hansgrohe faucet, GE garbage disposal, hardwood floors, high ceilings, recessed lighting, double thermo paned windows, pocket door and room to add a table and chairs for dining.

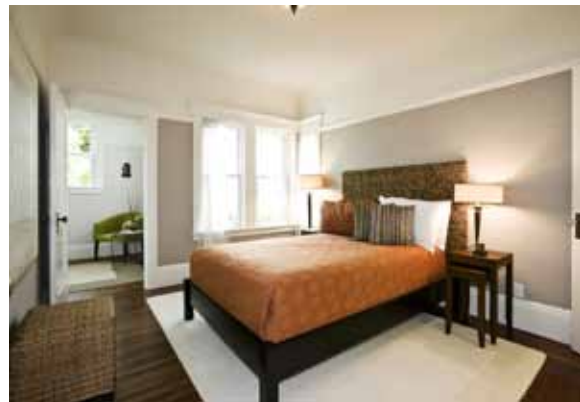
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**EXPENSES:** The property tax rate in San Francisco County is 1.159% of assessed value. Assessed values are reset upon sale to the sale price. If the assessed value is increased, a supplemental tax bill will be issued. **TO SHOW:** By appointment with Listing Agents.

On June 4th, 2009, *The Wall Street Journal* & *Real Trends* named **Barbara J. Callan** San Francisco's #1 Realtor and **Robert R. Callan, Jr.** San Francisco's #3 Realtor



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The information within this statement is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through McGuire Real Estate. The information has been secured from sources we believe to be reliable; we have no reason to doubt it, but we do not guarantee it. The prospective buyer should carefully verify to his/her own satisfaction all information contained herein.