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REAL ESTATE



*Beautiful Detached View English Tudor
Mount Davidson Manor Home
Year Built: 1929 • Cross Street: San Aleso Avenue
Offered at \$930,000*

Two bedrooms, spacious family room can be used as third bedroom, two remodeled full bathrooms, formal living room, formal dining room, remodeled kitchen, breakfast room, two fireplaces, laundry room, huge basement with expansion possibilities, excellent storage, landscaped back yard with mature trees, patio, landscaped front garden with lush lawn and box hedges, security system, two car garage with interior access, cable ready.

This beautiful detached English Tudor home on a prime tree lined, flat block in lovely Mount Davidson Manor, exudes beautiful architectural detail including stained glass windows, hand painted beamed ceilings, high ceilings, cathedral ceilings, hardwood and parquet floors with feature strips, crown moldings, vintage light fixtures, French paned windows, bay windows, warm and comfortable floor plan and grand elegant rooms. The kitchen has been remodeled and offers all the modern conveniences. This home is bright and airy and boasts ocean views and fabulous sunsets from each of the two bedrooms. It is within walking distance to West Portal Village, shops, restaurants and transportation.

Main Floor: The **FORMAL ENTRY** is graced with parquet floors with feature strips, crown molding, lush wood doors, vintage wall sconce and archways.

The **FORMAL LIVING ROOM** is grand and has high ceilings, crown moldings, parquet floors with feature strips, French paned windows, stained glass windows, vintage chandelier, wall sconces, wood burning fireplace with old world tile design and cathedral ceiling.

The elegant **FORMAL DINING ROOM** offers lush wood doors, French paned windows, hand painted beamed ceiling, crown molding, parquet floors with feature strips and chandelier.

The remodeled **KITCHEN** is light filled and boasts double thermo paned windows, French paned windows, corian counters, an abundance of cabinetry (some with glass), GE four burner gas range with oven, GE microwave with fan and light



over range, LG refrigerator with pull-out freezer, Bosch dishwasher, double sinks, soap dispenser, hardwood floors, recessed lighting and garbage disposal. There is a staircase off the kitchen where one can access the lower level.

The **BREAKFAST ROOM** is highlighted with double thermo paned bay windows, parquet floors with feature strips, crown molding, vintage light fixture and built-in cabinets (two with glass) with drawers.

There are **TWO VIEW BEDROOMS AND ONE FULL BATHROOM** on this floor.

The **FIRST BEDROOM** has double thermo paned windows framing the ocean views, crown molding, ocean views, vintage wall sconces, excellent closet space, hardwood floors and garden outlook.

The **SECOND BEDROOM** features double thermo paned bay windows framing the ocean views, crown moldings, hardwood floors, garden outlook and walk-in closet with window.

There is a **FULL BATHROOM** off the hallway with double thermo paned windows, tile floor, Kohler toilet, Toto pedestal sink, stall tiled shower with glass door, medicine cabinet with mirror and shelves, tub, wainscoting and high ceilings.

Two coat closets (one is cedar lined) and a linen closet with shelves complete this floor.

Lower Level: There is a fabulous large **FAMILY ROOM** with two double thermo paned windows, wood burning fireplace, wall sconces and wood floors. This room can also be used as a **THIRD BEDROOM**.

The second **FULL BATHROOM** has a pedestal sink, Porcher toilet, medicine cabinet with glass mirror and shelves, built-in storage shelf, tile floor, stall tile shower with Grohe fixtures and glass door.

There is a large **LAUNDRY ROOM** on this level with double sinks, Kenmore washer, Maytag dryer and cabinets.

There is a large two car garage with two windows and a huge storage room with window on this level.





TO SHOW: By appointment with Listing Agents.

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.

www.640Darien.com

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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Barbara J. Callan

Your Neighborhood Specialist

McGuire's **#1** Agent Company-Wide 2009
2008, 2007, 2006, 2005, 2004, 2003, 2002

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Robert R. Callan, Jr.

Your Neighborhood Specialist

McGuire Top Producer 2009
2008, 2007, 2006, 2005

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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.