

## Stunning Sunset Residence

2130 35th Avenue San Francisco

Offered at 1,895,000

4 bedroom 2 Bath all on one level...Truly a Rare Find in one of the most desirable neighborhoods in San Francisco. There are 2 bonus rooms down including a kitchen & bath with internal staircase connected to the top floor(built without the benefit of permit)

As you enter the home there is a great sense of light and air. Modern meets traditional. A perfect blend of crisp modern architecture with many traditional details in tact highlighted by a corner fireplace and impressive, nearly 10 foot ornate tray ceiling in the living room. The living room and dining room have original parquet hardwood floors and the blonde finish of the floors add to its modern style and flair.

There is a welcoming connection and expansiveness between the living room, dining room and spacious kitchen...they flow seamlessly into one another. Great for entertaining and viewing those tremendous and romantic Sunset views from the front of the home.

All four of the bedrooms are comfortable and generous in size with great light! The rear two bedrooms look over a lovely yard with lawn. 3 of the bedrooms feature Elfa closet systems.

Downstairs is a sanctuary-like retreat offering two large rooms with fireplace and a walkout private patio creating an attractive indoor/outdoor experience.

2 Blocks to the Farmers Market @ St. Ignatius High School Weds.& Sundays

5-10 minute walk to Taraval Restaurants and Shops

6- 7 minute drive to the following:

- Golden Gate Park
- SF Zoo
- Stonestown Galleria
- Lake Merced
- Sloat Shopping Center

## **Features**

- 2 Gas Fireplace with Newer Energy Saving Inserts
- Newly Landscaped Front and Rear Yards
- Newer Appliances Throughout
- Laundry Shoot
- Kitchen with Ample Cabinetry, Countertops & Skylight
- Water Filter System
- Hardwood Floors on Main Level
- Remodeled Bathrooms
- New Interior Paint Throughout
- Faux Wood Blinds
- Recessed Lighting
- Impressive Contemporary Facade
- Elfa Closet Systems in Bedrooms
- 2 car Tandem Garage with Loads of Storage space