

GORGEOUS PRESIDIO HEIGHTS HOUSE



4 Bed / 3.5 Bath
House

Contemporary
Design



3317 WASHINGTON STREET
PRESIDIO HEIGHTS

OFFERED AT \$4,995,000

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This exquisite, light-filled 4 bedroom / 3.5 bath house offers stunning 1930's design with three levels of living space and all of the conveniences of modern living. The floor plan is pure perfection as the foyer sets an elegant tone for the home and showcases the graceful curved staircase leading to the upper level. The entry opens to both the formal living and dining rooms, with gorgeous hardwood floors throughout, ensuring that the main level of the home is not only welcoming, but also the perfect venue for entertaining.

The expansive formal living room has a wall of French windows, built-in bookcases and a wood-burning fireplace. The formal dining room can easily host dinner parties both large and small. The extremely spacious, updated eat-in kitchen has beautiful stone floors and is equipped with a large center island with Thermador gas stove and industrial hood. A Sub-Zero refrigerator, wine fridge, and ample cabinet and counter space complete the kitchen, which also opens nicely via its French doors to a lovely South-facing walk-out deck and lush garden.

Upstairs is a beautiful master suite and 2 additional spacious bedrooms. The master suite has lovely tall windows and enjoys dual closets with custom built-ins. The master bath features Waterworks fixtures, chic marble floors, a double vanity, and a fabulous walk-in shower with rain showerhead. Both additional bedrooms are airy and bright, with one benefitting from a sunny deck overlooking the peaceful backyard. These bedrooms share a limestone tiled full bath with Waterworks fixtures and shower over tub. A washer/dryer and linen closet complete the upper bedroom level.

Downstairs features a wonderful family room, 4th bedroom and full marble bath, perfect for an au-pair or guest bedroom. A huge two-car garage with great storage completes this level.

With the chic boutiques, cafes and restaurants of Sacramento Street close by, Laurel Village just steps away, and the Presidio only a 2 block stroll, the home's wonderful location just can't be beat. Nearby parks include Julius Kahn Playground, Presidio Heights Playground and Laurel Hill Playground.

FLOOR PLAN



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