

# NORTH OF LAKE HOME AND COTTAGE



**123 26TH AVENUE**  
(Between Lake and El Camino Del Mar)

Offered at \$2,150,000



*Lovingly restored 4-bedroom, 3.5-bath home near the Sea Cliff gates with walk-out garden, legal self-contained studio cottage, garage, Golden Gate and Marin Headlands views, 2 wood-burning fireplaces, original architectural detail, master suite with sunny terrace, located on a quiet tree-lined street within minutes of Baker Beach and the Golden Gate National Recreation Area.*



Coldwell Banker believes this information to be correct but has not verified this information and assumes no legal responsibility for its accuracy. Buyers should investigate these issues to their own satisfaction. Owned and Operated by NRT Incorporated.

# 123 26TH AVENUE

**First floor:** Gracious marble steps and a ground-level entrance welcome you into this tastefully renovated home. Rear floor-to-ceiling French doors afford a delightfully unexpected view of a landscaped, **walkout garden** and slate **outdoor eating area**. The spaciouly combined **living/dining room** is perfect for entertaining or relaxation with hardwood floors, built-in bookcases, a wood-burning **fireplace**, media/china cabinet and **Bose audio/video sound system**. The stylish kitchen features stainless steel appliances, including Miele dishwasher and Garland commercial gas range/oven, granite countertops and a butcher block work station. A **powder room** with marble counter top, wine closet and interior garage access complete this floor.

**Second Floor:** A custom-built staircase leads to the second floor. The quiet **master bedroom suite** features French doors opening to a **walkout terrace** that overlooks the sunny garden and a walk in closet. The **master bath** incorporates Ann Sachs tile and stone, a marble countertop with double vanities, oversized **walk-in shower**, tiled tub, and radiant “**warm floors**” heating. The **second bedroom** includes a bay window, hardwood floors, coved ceilings, a wood-burning **fireplace** and built-in bookcases. A **second bath** featuring a walk-in shower with Ann Sachs tile and a laundry room complete this floor. Forced air heating is in the front half of the house and radiant heating is in the back half.

**Third Floor:** Natural light from the oversized skylight draws you to the upper floor where there is a charming **third bedroom** with a skylight. A unique **fourth bedroom** with a **built in bed** that any child would love leads to a “**pent**” room with built in bookcases and an expansive **view** of the ocean, the Golden Gate Bridge and Marin headlands. Completing this floor is a bright **third bathroom** with double designer sinks, a playfully colored concrete countertop, a stall shower and double skylights.

**Cottage:** In the rear garden a charming, **legal** self-contained **studio cottage** provides additional living/working space. It was **renovated** by permit with French doors, **remodeled kitchen** with eating area, bathroom with walk in shower, **washer/dryer**, skylights and hardwood floors.

**Remarks:** Prospective buyers are advised to review, prior to any offers. Property taxes will be reassessed upon sale, currently 1.163% of the sales price. Disclosures may be seen at [www.OnlineREdisclosures.com](http://www.OnlineREdisclosures.com), call for code.

**To Show:** Contact Janis Stone at 866-224-8024.

*Statement not yet owner approved*



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