



# *Presidio Heights Stately Home*



*219-221 Spruce Street  
(Between Washington and Clay)*

*\$6,500,000*

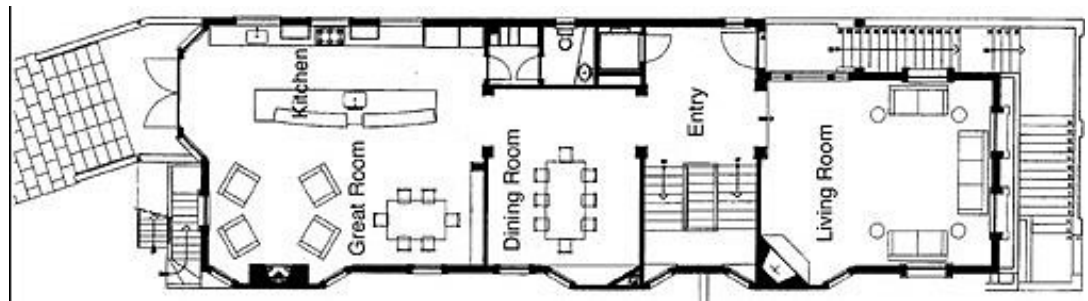
*This stately Presidio Heights home with a legal separate apartment was renovated by Nova Designs + Builds and has views of the Golden Gate Bridge, Bay and the City.*

*It features 5 bedrooms, 5 bathrooms plus 2 half-baths to accommodate family and guests. The main level features a grand living room with wood burning fireplace, a generously proportioned formal dining room, and a fabulous kitchen/family room with fireplace that opens onto a stone patio and sheltered landscaped garden. A penthouse entertaining room with panoramic view and fireplace opens onto wraparound rooftop terraces. This home also features an elevator, recreation room, exercise room, sauna, luxurious guest apartment or au-pair quarters and parking for three cars. A magnificent home with high ceilings, traditional details and modern amenities in the best Presidio Heights location.*



## 219-221 Spruce Street

**DESCRIPTION:** *Main Level (Second Floor):* The main entrance foyer introduces the public rooms on this level. To the left is an elegant, grand scale living room with wood-burning fireplace and some views of San Francisco Bay and to the right, the spacious formal dining room. The kitchen/family room is a focal point of the home and opens to a landscaped garden and patio through French doors.. The chef's kitchen features a six burner Wolf range, stainless steel SubZero refrigerator, two Bosch dishwashers, Miele convection oven, limestone countertops, island with custom mahogany cabinetry and walk-in pantry. The family room has a gas fireplace, integrated entertainment system with surround sound and plasma screen TV.



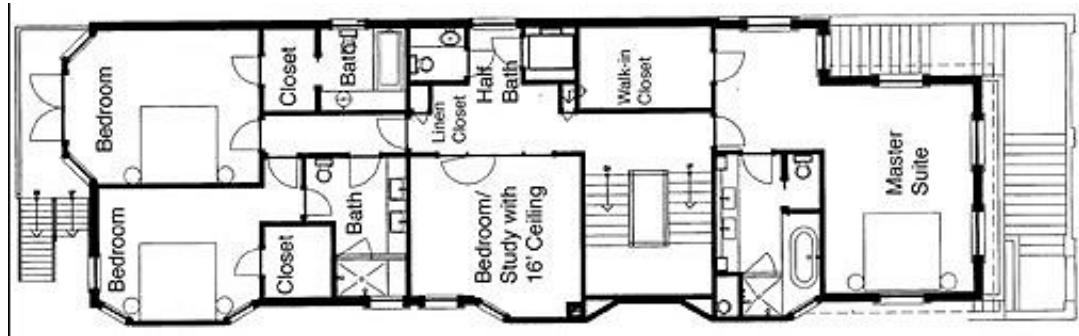
Kitchen



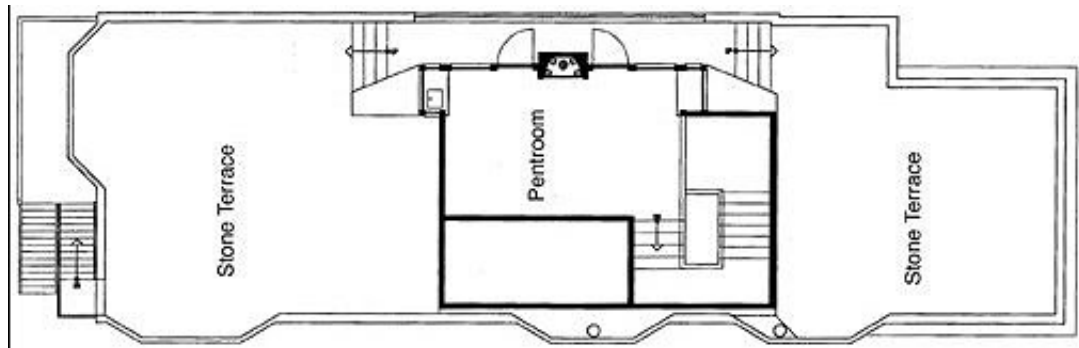
Family Room

**Bedroom Level (Third Floor):** This floor plan has been designed with privacy and comfortable living in mind. The Master Bedroom Suite has a view of the Presidio grounds and San Francisco Bay, sitting area, dressing area, walk-in closet and master bath with double sinks, marble counter, custom cabinetry, hydrojet tub and separate glass-enclosed shower.

In addition, this level presents two family bedrooms each with full baths and walk-in closets, a beautiful study (or fourth bedroom) with soaring 16' ceilings, operable skylights & shades, a guest powder room, linen closet and elevator access.



**Top Pentroom Level (Fourth Floor):** An oasis, the pentroom features a ceiling of skylights, views of the Golden Gate Bridge, Presidio and the City, gas fireplace, wet bar with a refrigerator, plus a sound system. Surrounding the pentroom are two wraparound panoramic view stone terraces ideal for entertaining.



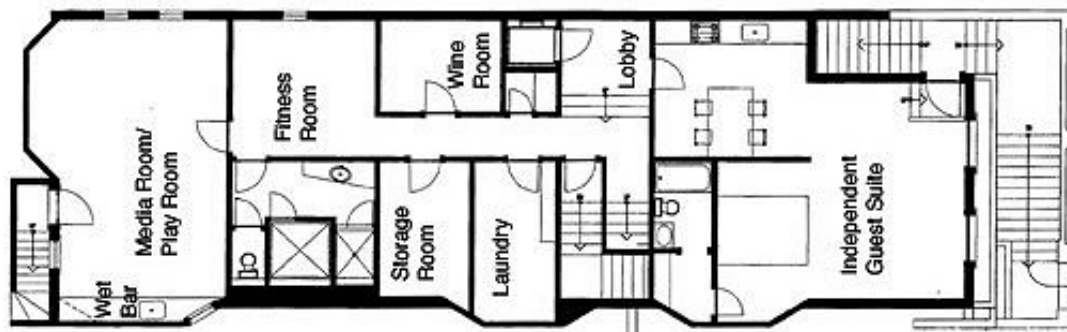
**Bedroom**



**Pentroom**

**Lower Level (First Floor):** A multi-purpose media-ready room with wet bar and garden access serves as the perfect place for a home theatre, home office or playroom. A fitness room with full bath and dry sauna are designed to keep you fit! A temperature-controlled wine cellar, laundry room and linen closet complete the amenities for the main home on this level.

A **legal unit** is seamlessly integrated into this level of the home. It is a junior one bedroom complete with full bathroom and kitchen with gas range & oven, microwave, small refrigerator, sink, cabinetry and ample counter space. There is also a private entrance from the main steps to the house. The elevator may also be accessed from this unit.



A 3-car garage with two storage rooms, elevator and interior access to the house and unit complete this magnificent residence.

**TAXES:**

Property taxes will be reassessed upon sale and the tax rate for 2005-2006 is 1.14 % of the sales price.

**REMARKS:**

Prospective buyers are advised to review, prior to making any offer, the "Real Estate Transfer Disclosure Statement", on file with the listing agent. Brochure design/layout created by Alex Cole. The property is leased until September 1, 2006 for \$14,500 per month. The title report shows property has condo papers and CC&R's.

**TO SHOW:**

To show, contact Janis Stone or Kathleen Macdonald.

*Additional pictures on [www.SFResidence.com](http://www.SFResidence.com)*

Goldwell 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. Independently Owned and Operated by NRT Inc.



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