



**Remarks:** Prospective buyers are advised to review the "Real Estate Transfer Disclosure Statement" on file prior to submission of any offers. Property taxes will be reassessed upon sale.



**Janis Stone**  
TRI Coldwell Banker  
1699 Van Ness Avenue  
San Francisco, CA 94109  
866-224-8024  
Janis@SFResidence.com  
www.SFResidence.com  
DRE License # 00517072



*SFResidence.com*

*sophisticated san francisco living*

**34 Wawona Street**

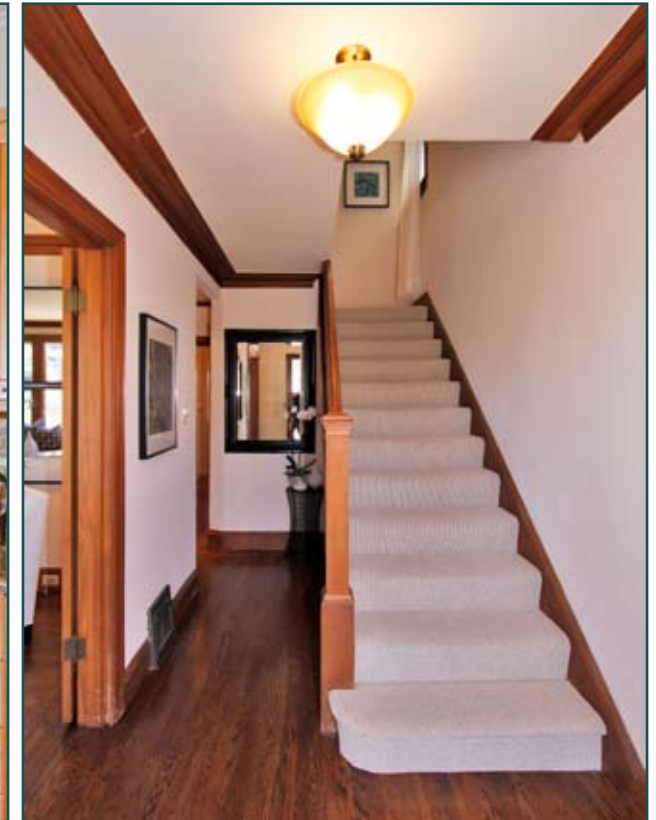
*San Francisco*



## *West Portal Home*

34 WAWONA STREET  
(cross street Taraval)

List Price \$1,195,000



Beautiful traditional detached home just a short walk to West Portal shops and restaurants with hardwood floors, gumwood trim and moldings. A formal entry foyer leads to a spacious living room with a wood burning fireplace and a view of the hills. Adjacent is the formal dining room leading to a cozy den or breakfast room. The kitchen has been remodeled and features granite counter top, custom wood cabinets, stainless steel Viking gas range and hood, refrigerator, dishwasher, disposal and a walk in pantry. There is a remodeled full bath with a stall shower on this level.

The upper level has 3 large bedrooms and a remodeled full bath with a shower over the tub. Each of the bedrooms has a generous closet and the rear bedroom has 2 walk-in closets. The basement has a 2 car tandem garage and laundry area with potential for a room down.

The yard has a beautiful brick patio and mature plantings.

