

# Top Reasons We LOVED Living Here

## A Note from the Sellers

### ABOUT THE HOUSE

#### **Down-to-the-studs remodel of 100 year old home that provides layout and upgrades for how people live today**

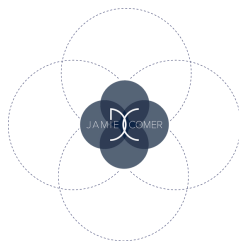
- Added ensuite primary bath to primary bedroom
- Added walk-in closet with Elfa closet system in primary bedroom
- Added washer and dryer in walk-in closet (in addition to washer and dryer in garage)
- Removed wall and combined kitchen and dining room into united space
- Added all new cabinetry/shelving, countertop, and appliances in kitchen
- Added pantry in kitchen
- Added skylight in kitchen
- Added beverage/ coffee station in kitchen
- Added window seat and storage in bay window in dining room
- Added book case with storage in dining room
- Added cabinetry with storage flanking fireplace in upstairs front room
- Added coat closet in upper hallway
- Added all new flooring throughout (herringbone solid white oak upstairs and chevron brick downstairs)
- All new electrical, plumbing, smoke detectors, replaced fire sprinkler system downstairs
- Reconfigured and updated downstairs into flexible 2 bedrooms/ 2 bath configuration
- Remodeled all guest bathrooms
- Redesigned backyard with wooden decking, new gate, and privacy elements
- Added recessed ceiling lights with dimmers throughout
- Replaced all upstairs windows
- Replaced all doors on both levels
- Replaced all exterior door locks with keyless locks
- Added zoned home security system throughout home – with video door bell and security cameras in front of house
- Added electric car charger to garage
- Added separate furnace downstairs to heat independently from upstairs
- Added on demand water heating system
- Converted wood burning fireplace to gas fireplace

#### **Significant revenue generation through Airbnb**

- Produced over \$60,000 in Airbnb revenue in 7 months (\$8500+ per month on average)
- Opportunity to acquire established, turn-key Airbnb business
- All 5-star guest reviews on Airbnb. Guests love the space and their experience based upon the reviews.
- Highlights of guest reviews include the design of the spaces with all details having been thought through, the quietness and safety of the neighborhood, location near restaurants and shops on Balboa Street, easy access to stunning nature landmarks including Golden Gate Park and Ocean Beach

#### **Flexible floor plan**

- House is zoned as a single family home (R3)
- Can continue Airbnb or can live in house as single family home
- Two separate entrances in the front of the house with connecting interior door provide entryway privacy options if choose to Airbnb or have multi-generational living setup
- The back rooms of the downstairs space can also be separated for privacy with dedicated street access through the back gate



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### ABOUT THE HOUSE

#### **Completely redesigned and updated kitchen**

- Combined kitchen and dining space
- All new custom cabinetry and open shelving
- Added skylight
- Added pantry
- Added beverage/ coffee station
- Quartz countertops with ogee edge
- Beautiful and functional La Cornue range
- Custom Vent-a-Hood range hood
- Top of the line Liebherr Monolith column refrigerator and freezer with integrated cabinet panels

#### **Added ensuite primary bathroom upstairs**

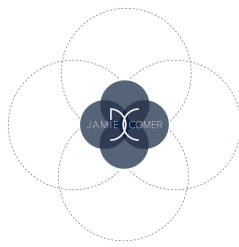
- Victoria + Albert freestanding tub
- Shower with rain showerhead
- Separate vanities with plenty of storage
- Recessed medicine cabinets with internal electrical outlets
- Toto Washlet heated bidet toilet seat with dryer
- Circa Lighting chandelier over tub and sconces over vanities

#### **Sophisticated interior design**

- Inspired by Parisian flat and NYC Upper East Side apartment
- Lattice woodwork design in main entryway and upper landing
- Beautiful front stair runner
- Coved ceiling in upper landing
- Original picture rail throughout rooms upstairs
- Wall moldings in primary bedroom
- Original baseboards and picture rail moldings upstairs
- Pediments over all doorways in upstairs hallway
- Glass French doors throughout to provide charm and increased brightness between rooms
- Circa Lighting chandeliers and wall scones throughout home
- Wall of curtains in upper front room provides filtered light, striking design element, and additional privacy
- Motorized window shades in upper front room that can be controlled by voice through Amazon Alexa or with remote control
- Gas burning fireplace with French inspired fireplace surround in upper front room
- 100% solid white oak floors upstairs and herringbone brick tiles downstairs

#### **Beautifully redesigned outdoor space**

- Added modern gate with keyless door lock
- Added wooden decking
- Added laser cut metal screens to provide design element and privacy
- Added planters with beautiful, drought-tolerate succulents and flowers
- Planted shrubs between metal screens that will increase privacy as they mature



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#### **Abundant storage added**

- Added walk-in closet in primary bedroom upstairs with Elfa closet system. Elfa closet system can be reconfigured as desired.
- Added coat/broom closet upstairs
- Added glassware/ barware storage under kitchen peninsula
- Added toe-kick drawers under kitchen cabinets for storage of large trays and platters
- Added bay window seating and storage
- Added dining room bookcase with storage
- Added built-in front room fireplace cabinets with storage
- Added downstairs hallway closet
- Added double closets in downstairs bedrooms
- Added kitchenette cabinets for storage in downstairs bedrooms
- Vanities in all bathrooms provide additional storage
- Room for storage racks in garage

#### **Smart home**

- Vivint security system that provides centralized control of door locks, alarm sensors, and cameras
- Keyless door locks with codes that can be managed centrally through Vivint security panels or mobile app. If choosing to Airbnb, guest access codes can be easily managed through this system.
- Video doorbell that can be accessed remotely through mobile app or Vivint system panels
- Motorized power shades in upper front room that can be controlled by voice through Amazon Alexa or remote control
- Upgraded garage door opener with remotes, wireless keypad, and mobile app capabilities to remotely open/ close
- Nest thermostats for both upstairs and downstairs furnaces

#### **One block from thriving Balboa Village**

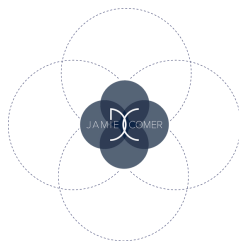
- Walkable to all that Balboa Village has to offer
- Highlights include: Balboa Theater, pizza and bagels from The Laundromat, breakfast sandwich from Devil's Teeth, Cassava wine bar, Balboa market, Balboa liquor store, Balboa Produce, Crown Hardware, Balboa Green Garden Florist, bank + ATM
- Also walkable to Safeway at 48th Ave/ Cabrillo or Andronico's at 32nd Ave/ Clement

#### **Quiet corner house**

- Corner lot provides increased privacy
- Located on Cabrillo which is a permanent SF Slow Street (reduced vehicular traffic)
- Offers more light with windows along the Cabrillo street side
- Access through the back gate directly from the street

#### **Easy and safe parking on street as an option**

- Home owners can park directly in front of house, blocking driveway
- Plenty of additional parking available on neighborhood streets
- Can also park car in the garage



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### ABOUT THE NEIGHBORHOOD

#### **Quiet and safe neighborhood that provides the best of both world**

- In a vibrant neighborhood in the city, but nestled on the western edge surrounded by nature. Safe and clean neighborhood with family feel and neighbors who look out for each other.

#### **Balboa Village**

- One block away from the village that offers everything needed - restaurants, market, bank, bar, coffee shops, bakeries ,entertainment.

#### **Surrounded by nature landmarks and museums**

- One block from Golden Gate Park
- Close to Spreckels Lake with the SF Model Yacht club, model boat races, geese and ducks, and turtle rock
- Close to GGP dog run
- Close to GGP golf course
- Close to GGP soccer fields
- Close to Queen Wilhelmina Windmill & Gardens
- Close to Beach Chalet + Park Chalet restaurants
- DeYoung museum is slightly longer walk through beautiful Golden Gate Park down pedestrian-only JFK Drive
- 15 minute walk from Ocean Beach (0.8 miles)
- Walkable to Sutro Baths and Coastal Trail at Land's End
- 1 mile walk to Lincoln Park with
- Legion of Honor museum
- Lincoln Park golf course
- Lincoln Park steps

#### **Rapid transportation options**

- 1 block from the 5R rapid bus service to downtown
- 3 blocks from the 38R Geary rapid bus service to downtown
- Very quick driving access to Marin via Golden Gate Bridge for additional shopping and dining options

#### **Fog Horn**

- Can hear fog horn on foggy nights. Provides quintessential San Francisco ambiance.