

# \$6,000,000 - 115 Spruce Street, San Francisco

MLS® #423905650

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**\$6,000,000**

4 Bedroom, 4.00 Bathroom, 3,865 sqft

Residential on 0 Acres

Presidio Heights, San Francisco, CA

From its intricate millwork to its voluminous public spaces, this brilliant jewel of a home honors the best of its traditional design elements, while celebrating its thoughtfully executed contemporary upgrades, which combine to create a home of unparalleled form and function. Built in 1922, the home is appointed with rich original architectural detail, a gracious foyer and landing, hardwood floors, a marble mantled fireplace, a handsome curved staircase, elaborate millwork and molding, leaded glass windows, and more. Whether formally entertaining in the elegant living room, dining room, and grand foyer; or enjoying a quiet moment on the west facing decks, tranquil garden, or comfortable family room; the home at 115 Spruce Street has been designed for modern living at its best. An outside landing leads up to a flat solar paneled roof with breathtaking Bay and Golden Gate Bridge views. Nestled among many of San Francisco's grandest estates, the remodeled 4 bedroom, 3.5 bath home is just one short block from the verdant open spaces of the Presidio to its north, and just a few short blocks from the fabulous Presidio Heights shops and restaurants along Sacramento Street, and Laurel Village to its south. One plus car garage parking with generous additional storage capacity.



Built in 1922

## Essential Information

MLS® #	423905650
Price	\$6,000,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,865
Acres	0.06
Year Built	1922
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

### Community Information

Address	115 Spruce Street
Area	SF District 7
Subdivision	Presidio Heights
City	San Francisco
County	San Francisco
State	CA
Zip Code	94118-1826

### Amenities

Utilities	Public
Parking Spaces	1
Parking	Driveway, Attached, Garage Faces Front, Interior Access, Independent, On Site

### Interior

Interior Features	Formal Entry, Dining Room, Family Room, Kitchen, Living Room, Primary Bathroom, Primary Bedroom, Media Room, Office, Wine Cellar
Appliances	Dishwasher, Gas Water Heater, Range Hood, Microwave, Wine Refrigerator
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	3

**Exterior**

Exterior Features	Balcony
Lot Description	Auto Sprinkler F&R, Garden, Landscaped, Shape Regular
Construction	Stucco, Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 8th, 2023
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**Listing Details**

Listing Agent	Steven Mavromihalis
Provided By:	Compass

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