

\$2,399,000 - 15 Woodland Avenue, San Francisco

MLS® #423914599

\$2,399,000

4 Bedroom, 4.00 Bathroom, 2,369 sqft
Residential Income on 0 Acres

Cole Valley/Parnassu, San Francisco, CA

A rarely available vacant and extensively remodeled 2-unit building on the magical block of Woodland. This meticulously improved property includes over \$500,000 of renovations including structural foundation and seismic strengthening, remodeled bathrooms and kitchens, electrical, roof, and plumbing upgrades. 15 Woodland is the top floor unit w/ fabulous natural light, 2 bedrooms, a remodeled 1.5 baths, wonderful period Edwardian details throughout, a spacious formal living room, and an exceptional separate dining room showcasing a lovely focal point fireplace with walk-out deck and roof rights that overlook the lush secluded garden. The Lower unit 15a Woodland is exceptional in its own right with refinished softwood floors and loads of period charm such as built-ins, wainscoting and lattice windows, a remodeled eat-in kitchen, 1.5 renovated baths, and offers a flexible floorplan opening onto the private garden. A private entrance offers an exciting addition of a possible ADU/AirBNB opportunity, office, or additional bonus room, plumbed and ready to meet the next owner's dream concept. 1 Car interior garage space + 1 legal exterior space with substantial foundation+seismic improvements, and shear walls. Just steps to transportation, shops, great public schools.

Built in 1909

Essential Information



MLS® #	423914599
Price	\$2,399,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Square Footage	2,369
Acres	0.05
Year Built	1909
Type	Residential Income
Sub-Type	Duplex
Style	Arts & Crafts
Status	Active

Community Information

Address	15 Woodland Avenue
Area	SF District 5
Subdivision	Cole Valley/Parnassu
City	San Francisco
County	San Francisco
State	CA
Zip Code	94117-3814

Amenities

Parking Spaces	2
Parking	Attached, Covered, On Street

Interior

Interior Features	Formal Entry
Stories	Three Or More

Exterior

Lot Description	None
Roof	Asphalt
Foundation	Brick/Mortar, Concrete

Additional Information

Date Listed	September 15th, 2023
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Listing Details

Listing Agent Marianne Bacigalupi Schier

Provided By: Compass

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