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

MLS® #423914599

## \$2,399,000

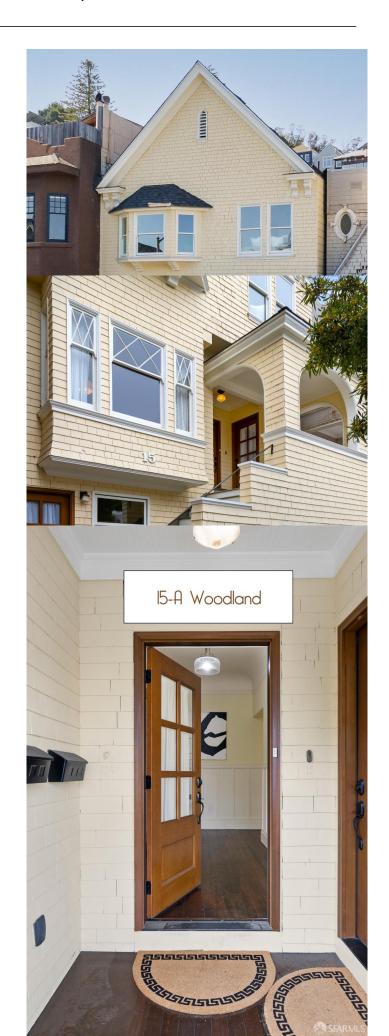
4 Bedroom, 4.00 Bathroom, 2,369 sqft Residential Income on 0 Acres

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, wainscotting 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

# **Listing Details**

Listing Agent Marianne Bacigalupi Schier

Provided By: Compass

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