

# \$2,199,000 - 459 40th Avenue, San Francisco

MLS® #424012451

**\$2,199,000**

4 Bedroom, 3.00 Bathroom, 3,290 sqft  
Residential on 0 Acres

Outer Richmond, San Francisco, CA

First time on the market in 60+ years! Exceptional classic barrel front home with charming period details and refinished hardwood floors is bright and airy with three skylights. This fabulous home has a rear expansion of approx. 85 ft. offering four bedrooms and three full baths on the main level. Two spacious bedrooms are en-suite rooms with its own bath, walk-in closet, and a deck overlooking the backyard. The main level consists of an elegant living room with beautiful built-in bookcases, wood burning fireplace, roomy formal dining room, updated kitchen with Wolf gas stove, and stainless steel appliances. Hallway stairs lead to a huge open room (1006 SF per appraisal) and half bath down. This open space offers endless possibilities from a potential ADU unit, dance hall, yoga studio, recreational cinema room, or even space to store your car collection! This amazing room has two sliding glass doors that lead out to a large flat yard. Ground level offers space for two car tandem parking, laundry area, sizable storage area w/ workbench, furnace, and water heater. The house is conveniently located to Geary Blvd., Balboa and Clement St. restaurants, shops, transportation. Lands End, Ocean Beach, Sutro Park, Golden Gate Park, Lincoln and Golden Gate golf courses, VA Hospital are minutes away

Built in 1926



**Essential Information**

MLS® #	424012451
Price	\$2,199,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,290
Acres	0.09
Year Built	1926
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Active Under Contract

**Community Information**

Address	459 40th Avenue
Area	SF District 1
Subdivision	Outer Richmond
City	San Francisco
County	San Francisco
State	CA
Zip Code	94121

**Amenities**

Utilities	Public
Parking Spaces	2
Parking	Attached, Enclosed, Garage Door Opener, Tandem, On Site

**Interior**

Interior Features	Formal Entry, Dining Room, Family Room, Kitchen, Living Room, Primary Bathroom, Primary Bedroom, Primary Bedroom 2+, Storage, Workshop
Appliances	Dishwasher, Free-Standing Gas Oven, Range Hood
Heating	Central, Fireplace(s), Wall Furnace

**Exterior**

Windows	Skylight(s), Bay Window(s)
Roof	Asphalt, Shingle
Construction	Stucco, Wood

**Additional Information**

Date Listed                      March 1st, 2024

## **Listing Details**

Listing Agent                      Stephen F Lee

Provided By:                      BarbCo

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