

# \$1,398,000 - 3947 Irving Street, San Francisco

MLS® #424018782

**\$1,398,000**

2 Bedroom, 1.00 Bathroom, 1,115 sqft

Residential on 0 Acres

Outer Sunset, San Francisco, CA

Beautifully remodeled Outer Sunset home with period details still intact. Open floor plan with 2 bedrooms and a den which could be used as an office or a family room. Gorgeous kitchen with quartz counters and a skylight. Spacious living room with a fireplace and builtin bookcases. High ceilings, huge windows for natural light and refinished wood floors throughout. Enormous garage with a bonus room and a deep lot for possible living space expansion. Backyard has a fabulous deck and lots of room for outdoor entertaining and family fun. One block to Golden Gate Park and an easy walk to the Great Highway Trail and Ocean Beach. Enjoy Irving Street and Judah Street shops and restaurants. The N Judah is one block away with easy transit to Inter Sunset and Downtown. Purchase includes a complete set of plans by noted local architect James Stavoy, ready to go to SFDBI planning department, for the development of a larger single family home with two roof decks, one with unobstructed ocean views. Zoning is NC-2, small scale neighborhood commercial, which allows for additional units including commercial if wanted.

Built in 1922

## Essential Information

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Price \$1,398,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,115
Acres	0.06
Year Built	1922
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

## Community Information

Address	3947 Irving Street
Area	SF District 2
Subdivision	Outer Sunset
City	San Francisco
County	San Francisco
State	CA
Zip Code	94122

## Amenities

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

## Interior

Interior Features	Baths Other, Den, Kitchen, Living Room, Possible Guest, Storage
Appliances	Dishwasher, Disposal, Free-Standing Gas Range, Range Hood, Dryer, Washer
Heating	Central, Gas
Cooling	None

## Exterior

Lot Description	Shape Regular
Windows	Double Pane Windows
Construction	Stucco, Wood
Foundation	Concrete, Concrete Perimeter

## Additional Information

Date Listed April 8th, 2024

Zoning NC-2

## **Listing Details**

Listing Agent Dave Anderson

Provided By: The Source Real Estate Company

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