

### **3 Bedrooms | 2.5 Baths | Detached Single Family Home**

Elevate your point of VIEW at this above-it-all retreat. From high on Twin Peaks, the hillside slopes away to reveal a living tapestry of cityscape and sapphire blue water. Here there's an outdoor space for every time of day; multiple eastern facing decks for morning coffee, and a sun-dappled walk-out yard for lazy afternoons and entertaining evenings. The charming gables, shingle-sided design and timeless color palette are just a few of the touches that make this remodeled home a classic through and through.

Privacy is a hallmark here, as there are no neighbors across the street. On the main level; clean lines, an intimate yet airy feel, and an open staircase that maximizes the sightlines to bay views from every room. Wonderful flow from the renovated kitchen to the sunny breakfast nook, to the dining area and living room. Also on this level is a powder room for convenience. Step directly out into the enchanting garden to find a stunning mature Japanese maple tree and a lovely lawn area. Upstairs, the rear-facing "treehouse" bedroom overlooks the garden and features two closets and the perfect space for a home office. The front-facing "eagle's nest" bedroom boasts inspirational eastern views and a sun drenched, top-of-the-world deck. These bedrooms share a spa-like full bath, renovated to a T, with a modern soaking tub that invites you to find more time to unplug and unwind.

A separate entrance to the lower level offers convenient flexibility. The spacious bedroom with ensuite bath and steam shower is the ideal guest space or primary suite. It is beautifully integrated into the main home but can also be more discreet. An elegant home office or mini-library space also resides on this level, as does the laundry area.

Near the entry stairs is a bonus area that's perfect for an artist studio or workshop, and there's garage parking as well. Peace of mind upgrades include foundation improvements, new electrical, upgraded windows and doors, and high speed data wiring.

People from all over the world make the trek to experience Twin Peaks. Majestic hiking and biking trails in one of SF's most treasured open spaces are just outside the front door. Twin Peaks to the south, Mt. Sutro to the west - this location is truly an urban explorer's paradise.

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