



PRIME LONE MOUNTAIN
222 Ewing Terrace
EXCEPTIONAL HOME WITH BACKYARD
ON PRIVATE ENCLAVE



Offered At \$1,995,000

Cross Street: Masonic • Year Built: 1939

Square Footage: 2,210 Sq. Ft. per floorplan artist

www.222EwingTerrace.com

Four bedrooms, home office, three and a half bathrooms, formal entry, formal living room with wood burning fireplace, formal dining room, family room off dining room, eat-in kitchen, terrace, two car side by side garage with interior access, excellent storage, laundry area with washer, dryer and double sinks, patio, backyard/garden, tradesman entrance, mechanical area, skylights.

Located on Ewing Terrace, one of the few private enclaves in San Francisco on a beautiful cul-de-sac. Rarely available in Lone Mountain, this beautiful traditional style home is being offered for the first time in

over 50 years. It offers a quiet, serene and private setting. This wonderful home has been pristinely maintained and shows pride of ownership. Rarely do homes on Ewing Terrace come to market for sale.

This magnificent home boasts a fabulous floorplan, including four bedrooms and two bathrooms on the second floor. The exquisite architectural detail highlighted throughout includes archways, French paned windows, crown moldings and high ceilings.

Walking distance to transportation, Rossi Playground, tennis courts and swimming pool, easy access to Downtown and close proximity to excellent schools, USF campus and Koret Health and Recreation Center. Walk Score of 93!

Main Floor: The inviting **FORMAL ENTRY** features high ceilings, chandelier, crown moldings and archways. A coat closet is found off the hallway.

The elegant **FORMAL LIVING ROOM** is enhanced with archways, crown moldings, high ceilings, French paned windows, a lovely Gold frame mirror from Gump's, a balcony and an exquisite wood burning fireplace with beautiful mantle and marble base.

The spacious **FORMAL DINING ROOM** offers high ceilings, crown moldings and a gorgeous crystal chandelier.

Off the dining room, the fabulous **FAMILY ROOM** has garden outlook, crown moldings, French paned windows and high ceilings.



The sunny **EAT-IN KITCHEN** boasts an abundance of cabinetry, excellent counter space, Tappan refrigerator/freezer, Whirlpool dishwasher, Westinghouse four-burner electric cooktop, GE microwave over cooktop with fan and light, General Electric built-in double ovens with Tappan vent hood, stainless steel sink, Badger garbage disposal, utility/pantry cabinet, high ceilings and garden outlook.

A **HALF BATHROOM** off the hallway is complete with molding, high ceilings, window, tile floor, sink, medicine cabinet with mirror and glass shelves, archway, and a toilet.

Second Floor: FOUR BEDROOMS, TWO FULL BATHROOMS AND A TERRACE complete this floor.

As one goes upstairs, one notices the wonderful light that filters through the skylight.

The **MASTER EN-SUITE** has two closets, storage cabinets, high ceilings, moldings and garden outlook.

The **MASTER BATHROOM** offers a skylight, tile floor, high ceilings, window, toilet, sink with storage cabinet, mirrored door, medicine cabinet with mirrors, shower over tub with tile surround and sliding glass doors. One can also access this bathroom off the hallway.

The **SECOND BEDROOM** has two walk-in closets (one with a window), a French paned window and molding.

The **THIRD BEDROOM** boasts high ceilings, molding, excellent closet space, French paned windows and a terrace.

The **FOURTH BEDROOM** features high ceilings, excellent closet space, molding and garden outlook.

Off the hallway, a **FULL BATHROOM** is complete with tile floor, toilet, window, skylight, sink with storage cabinet, medicine cabinet with mirrors, high ceilings, molding, stall tiled shower with glass door and tiled walls.

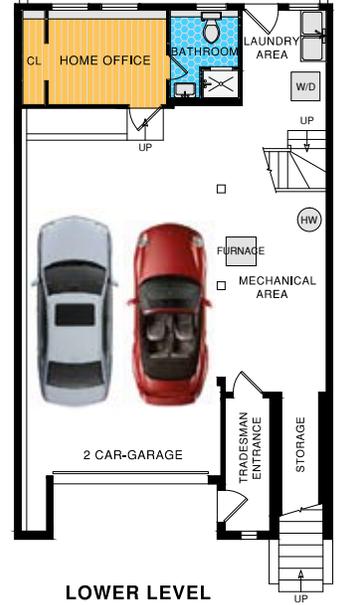
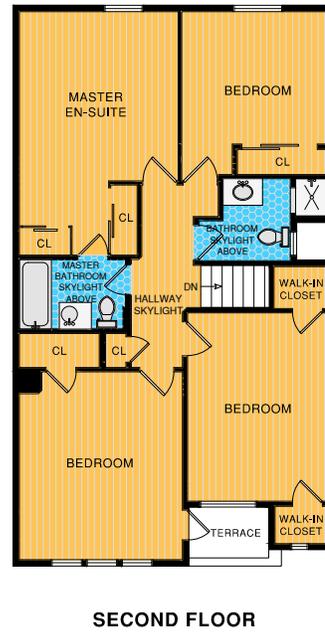
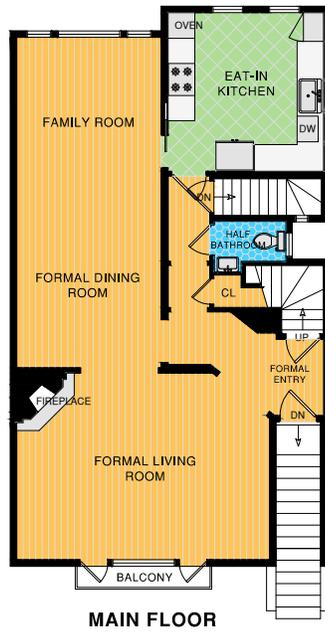
A linen closet with shelves off the hallway completes this floor.

Lower Level: There is a **HOME OFFICE** with molding, closet, garden outlook and window. A **FULL BATHROOM** off the office is complete with sink, toilet, window, garden outlook, molding, stall shower and mirrored medicine cabinet.





There is a large **TWO CAR SIDE BY SIDE GARAGE** with interior access, high ceilings, mechanical area off the garage housing the furnace and water heater, excellent **STORAGE**, tradesman's entrance with glass block window, a **LAUNDRY AREA** with Frigidaire stackable washer/dryer, window and double sinks and a door that opens out to a large **PATIO** and the **BACKYARD/GARDEN** with lush greenery, mature tree and box hedges.



EXPENSES: The property tax rate in San Francisco County is 1.1723% of assessed value. Assessed values are reset upon sale to the sale price. If the assessed value is increased, a supplemental tax bill will be issued.

TO SHOW: By appointment with Listing Agents.

San Francisco's #1 Real Estate Team



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