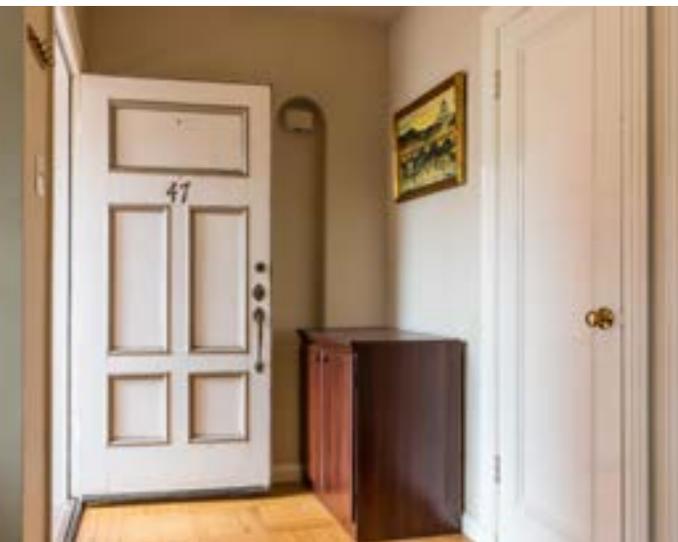




47 Gaviota Way
EXCEPTIONAL HOME IN
PRIME MIRALOMA PARK



Offered At: \$1,350,000

Cross Street: Teresita Boulevard | Year Built: 1942

Square Footage: 1,850 Square Feet per floorplan artist

www.47Gaviota.com

Three bedrooms, two bathrooms, formal entry, formal living room with woodburning fireplace, formal dining room, kitchen with breakfast area, washer/dryer, large two car garage with interior access, excellent storage, workshop area, landscaped front lush foliage, large sunny newly landscaped backyard with blooming plants, irrigation and patio, patio on main floor, mechanical area with furnace and water heater. The majority of windows throughout the home have been replaced with double paned windows.

In the same family for over 42 years, this beautiful home has been beautifully maintained, shows pride of ownership and is located on a quiet block in prime Miraloma Park. On two floors, this light-filled home boasts exquisite architectural detail including crown moldings, parquet floors, high ceilings, French paned doors and double paned windows.

The sunny backyard is perfect for entertaining, family gatherings and children's play.

Close proximity to the neighborhood market at Mollie Stone's, Starbucks, CVS pharmacy, transportation, West Portal Village and easy access to highway 280 and San Francisco International Airport.

Main Floor: Enhanced by beautiful curb appeal one notices the lovely brick staircase before entering this wonderful home.

The inviting **FORMAL ENTRY** offers parquet floors, high ceilings, arched alcove and a coat closet.

Adjacent to the formal entry, on the right, the spacious sun-filled **FORMAL LIVING ROOM** is enhanced with high ceilings, parquet floors, large double paned windows, balcony, woodburning fireplace with brick surround and brick base and built-in shelves.

The formal living room flows beautifully into the elegant **FORMAL DINING ROOM** and is highlighted with parquet floors, high ceilings, crown moldings, chandelier and French double paned doors that open out to a sunny patio perfect for alfresco dining.



Off the formal dining room, the sunny **KITCHEN** boasts tile counters, tile backsplash, great cabinet space, Amana refrigerator/freezer, Thermador Professional stainless steel four-burner gas range with griddle and oven, stainless steel Vent A Hood over range, Kenmore dishwasher, deep sink with Badger garbage disposal, pantry and a pull-down ironing board concealed behind a cabinet.

The light-filled **BREAKFAST AREA** off the kitchen overlooks the sunny patio. The breakfast area can accommodate a good sized table and chairs for dining.

A **FULL BATHROOM** off the hallway features a pedestal sink, medicine cabinet with mirrors, Gerber toilet, tub with tile surround, stall tiled shower with glass door, linen closet with shelves, high ceilings and a double paned window.

The **TWO LARGE BEDROOMS** on this floor overlook the beautifully landscaped garden and offer excellent closet space.

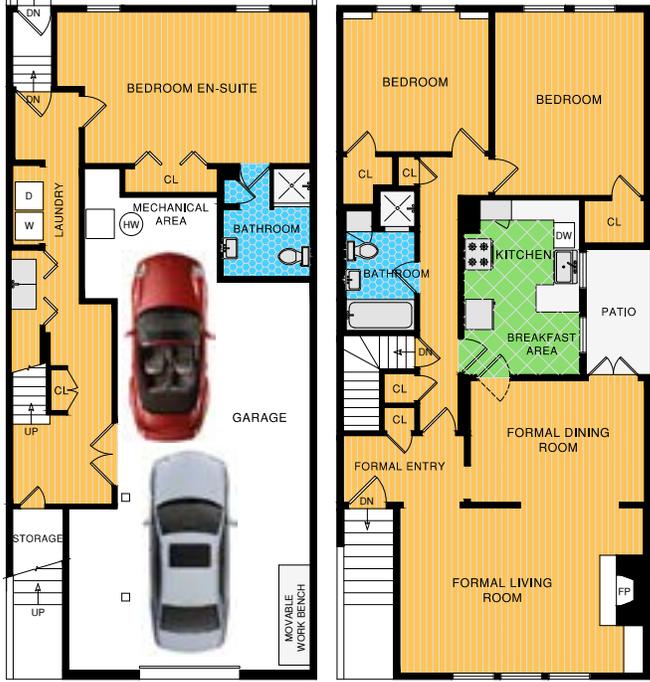
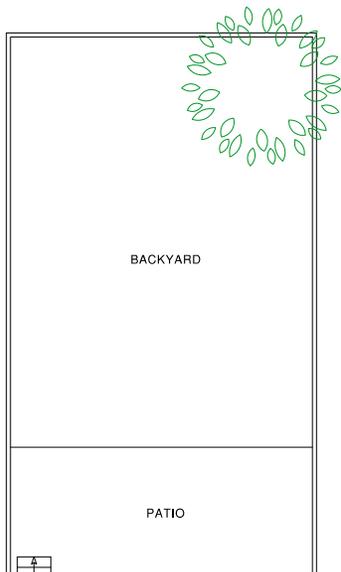
A linen closet and a utility closet off the hallway completes this floor.

Lower Floor: The **BEDROOM EN-SUITE** has French double paned windows, garden outlook, molding and excellent closet space. The **BATHROOM** offers a sink with storage cabinet, Nutone fan, wall mirror, linen closet with shelves, stall shower and an American Standard toilet.

There is a door close to the bedroom where one can access the backyard. Off the hallway there is a **LAUNDRY AREA** with a Maytag washer and dryer, double sinks accessed through bi-folding doors, a storage closet and storage cabinets.

There is interior access to the large two car garage, a mechanical area with furnace and water heater, excellent storage and a workshop area with bench.





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



Robert Callan Jr.
McGuire Partner™
 415.351.4645
 rcallanjr@mcguire.com
 BRE #01469224



Barbara J. Callan
McGuire Partner™
 415.351.4688
 bcallan@mcguire.com
 BRE #00914371



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