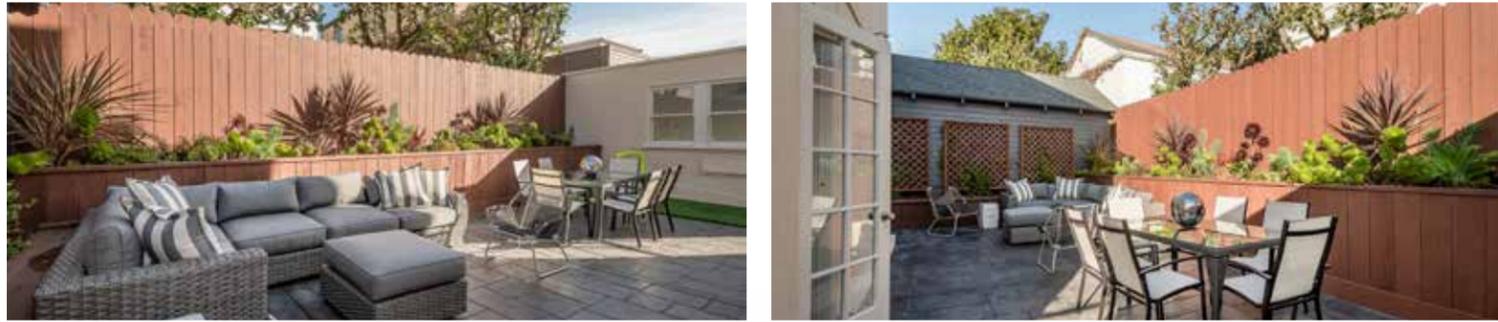


# 155 San Leandro Way, San Francisco

CALLAN Setting the Standard of EXCELLENCE

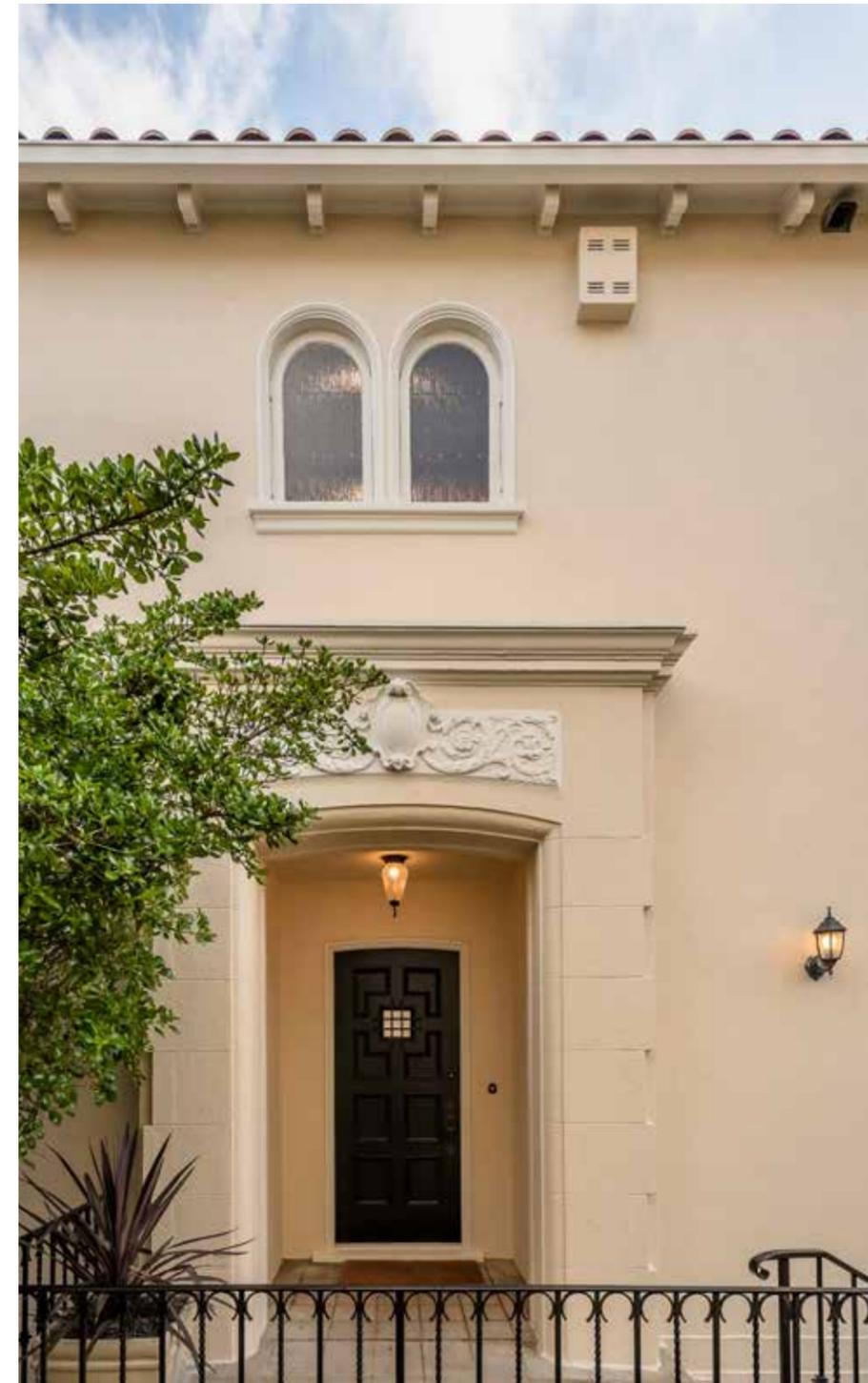
\$3 Billion Dollars Sold in San Francisco Real Estate  
 San Francisco's #1 Real Estate Team  
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**HOA FEE:** The annual St. Francis Wood assessment for this home is \$2,285.04 and includes the maintenance of parkways, fountains, trees, parks, tennis courts, common areas, and reserves.

**EXPENSES:** The property tax rate in San Francisco County is 1.1801% of assessed value. Assessed values are reset upon sale to the sale price. If assessed value is increased, a supplemental tax bill will be issued.

**TO SHOW:** By appointment with Listing Agents.



**Robert Callan Jr.**

McGuire Partner™  
 415.748.1481  
[rcallanjr@mcguire.com](mailto:rcallanjr@mcguire.com)  
 DRE #01469224



**Barbara J. Callan**

McGuire Partner™  
 415.806.7906  
[bcallan@mcguire.com](mailto:bcallan@mcguire.com)  
 DRE #00914371

#1 Seller of Homes in St. Francis Wood  
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# 155 San Leandro Way



**Offered At: \$3,295,000**

Cross Street: St. Francis Boulevard | Year Built: 1925

[www.155SanLeandro.com](http://www.155SanLeandro.com)

[www.StreetsOfSanFrancisco.com](http://www.StreetsOfSanFrancisco.com)

## SPECTACULAR REMODELED ST. FRANCIS WOOD HOME

4 Bedrooms | 3 Bathrooms | 3,312 Square Feet Per Tax Records

### NEIGHBORHOOD

*In the heart of the city and one of the most beautiful and sought after neighborhoods in San Francisco, St. Francis Wood homeowners enjoy and embrace a peaceful environment and beautifully landscaped surroundings. This family oriented neighborhood is a walker's paradise and boasts gracious detached homes designed by renowned architects, and large lots and reflects pride of ownership.*

*Walking distance to private Terrace Park playground and tennis courts, Butterfly Park, Triangle Park, West Portal Village, the best schools, transportation, and close proximity to highways 280 and 101. Easy access to the Financial District and Downtown.*

*A short walk to all the amenities **WEST PORTAL VILLAGE** has to offer including fabulous restaurants, shops, and a great multi-screen movie theatre where one can find the newest movies! It offers the best in dining, shopping, and entertainment! Not to mention Starbucks, Peet's and all your banking facilities including Charles Schwab!*





### ABSTRACT

Four bedrooms and a family room on the same floor! The upstairs family room could be used as a fifth bedroom, three full bathrooms, two family rooms, formal entry, formal living room with wood-burning fireplace, formal dining room, spacious custom designed remodeled eat-in kitchen, family room off kitchen, Nest thermostat, crown moldings, recessed lighting, two car side-by-side garage, parking for additional 2-3 cars on driveway, landscaped front lawn, landscaped walkout backyard with herb garden and stamped concrete patio, newly painted interior and exterior.

### DESCRIPTION

On one of the best blocks in St. Francis Wood, this gorgeous two-story, stately, detached home boasts approximately 3,312 square feet, a fabulous floor plan, and elegant curb appeal. Built in 1925, this exquisite home offers beautiful architectural detailing throughout including hardwood floors, bay windows, crown moldings, high ceilings, and a large, exquisite leaded stained glass

window filling the staircase with light. The home boasts amazing light with south and west exposure. The fabulous remodeled custom designed open kitchen and family room flow seamlessly into the back yard.

The yard with stamped concrete patio features a lush green herb garden with irrigation complete with English thyme, Lemon thyme, Rosemary, Oregano, Parsley and many beautiful plantings.

### MAIN FLOOR

The FORMAL ENTRY with hardwood floors and lovely modern pendant light fixture opens into the LIVING ROOM and DINING ROOM.

To the right of the formal entry, the elegant and expansive FORMAL LIVING ROOM which spans the entire front of the home is highlighted with four fabulous large windows dressed with custom plantation shutters. Two sets of these lovely windows open out to wrought iron French balconies. This amazing room boasts hardwood floors, crown moldings,

high ceilings, recessed lighting and a wood-burning fireplace with marble surround and wonderful wood mantel.

To the left of the living room, the light-filled FORMAL DINING ROOM features bay windows, a modern gorgeous designer chandelier, high ceilings, crown moldings, recessed lighting, and hardwood floors. Perfect for large family dinners and entertaining!

Adjacent to the dining room, the beautifully remodeled eat-in KITCHEN boasts an abundance of natural light and features glass tile backsplash, Chroma countertops, an abundance of custom cabinets and counter space, two built-in Viking designer series ovens, built-in Viking designer series microwave, new KitchenAid 5-burner cooktop, Kobe stainless steel range hood, InSinkErator garbage disposal, KitchenAid refrigerator/freezer, Kenmore Elite dishwasher and pantry closet.

A breakfast area overlooking the garden offers a lovely space to enjoy your morning coffee!



This fabulous kitchen is truly a “chef’s delight” and was custom and thoughtfully designed for ease in food preparation and entertaining. There is access to the yard from the kitchen.

A custom BAR with Chroma countertops and custom cabinetry connects the kitchen to the GREAT FAMILY ROOM.

The kitchen opens into the GREAT FAMILY ROOM. This wonderful room is the ideal room for family gatherings, great meals, watching your favorite movie or sports events, or a place to relax and enjoy the garden outlook. There is access to the yard from this room. A laundry closet complete with Kenmore Elite washer and dryer is housed in the family room.

A BATHROOM with bathtub completes this floor.

## SECOND FLOOR

FOUR BEDROOMS, a FAMILY ROOM, TWO remodeled BATHROOMS, and a seating area at the top of the stairs complete the floor.

The staircase to the second floor is light filled through a spectacular large, vintage, arched leaded glass stained window.

To the right of the staircase the exquisite MASTER EN-SUITE spans the entire front of the home and offers ample space for a large seating area and dressing area. It features hardwood floors, crown moldings and multiple windows filling the room with sunshine.

The beautifully remodeled MASTER BATHROOM has tile floors, Toto toilet, Villeroy & Boch sink, large Americh

soaking tub, large walk-in shower with Hansgrohe shower system, and two arched leaded glass windows.

The additional THREE BEDROOMS and the FAMILY ROOM on this floor are all spacious and feature hardwood floors, crown moldings, high ceilings and are bright and airy. The SECOND BEDROOM offers bay windows and custom built-ins.

The upstairs FAMILY ROOM can be used as a fifth BEDROOM.

A SECOND REMODELED BATHROOM boasts tile floors,

a stall shower with tile surround, and a beautiful glass sink.

Two linen closets off the hallway complete this floor.

## BASEMENT

The basement offers excellent storage.

## GARAGE

Detached two car side-by-side garage complete with built-in shelves for optimum storage.