



Andrew Herrera II presents...



45 Mendosa Avenue
- FOREST HILL -



Forest Hill Enchanting Swiss Chalet Country Cottage!

This magical Contemporary Swiss Chalet home built in 1953 is tucked away on a wonderful, oversized lot and romantic tree-lined block in the heart of the neighborhood! A beautifully landscaped garden entrance with inviting flagstone walkway, lush lawn and mature plants and trees leads to a charming portico and into a gracious foyer with a large entry coat closet. The step-down formal living room with dramatic vaulted open-beam ceiling boasts an imposing wood-burning fireplace with stone surround, gleaming hardwood floors and a fabulous, attached walk-out deck with awesome, sweeping views of Twin Peaks, Sutro Tower, hills and trees! The classic banquet-size formal dining room with handsome open-beam ceiling, dry bar alcove and striking chandelier is perfect for entertaining! The updated, light-filled kitchen with delightful breakfast area overlooking the front garden showcases all stainless-steel appliances including a five-burner gas range, refrigerator and dishwasher, microwave, granite counters, wood cabinets, stylish luxury vinyl tile flooring with champagne limestone finish and a swinging maid's door leading back to the dining room.



A wide, split-level staircase ascends to a splendid landing with giant hall closet, two spacious bedrooms – both with parquet hardwood floors, generous-sized closets and picturesque views – and a marvelous, remodeled tile full bath with vanity sink, separate tub and walk-in shower. The lower level features a large third bedroom, a vintage tile split full bath, tremendous family room with access to the yard, terrific home office, laundry room with washer and dryer, and a hobby area with storage. The enormous, landscaped backyard with tradesman's entrance and a variety of mature plants and trees completes this truly special home!

Features

- ◆ 3 large bedrooms
- ◆ 2 full baths
- ◆ Formal living room
- ◆ Formal dining room
- ◆ Wood-burning fireplace
- ◆ Open-beam ceilings
- ◆ Hardwood floors
- ◆ Updated kitchen
- ◆ Breakfast area
- ◆ Family room
- ◆ Home office
- ◆ Laundry room with washer & dryer
- ◆ Hobby area with storage
- ◆ New double-pane windows
- ◆ Huge walk-out deck
- ◆ Sweeping views to Twin Peaks, hills, trees
- ◆ Expansive landscaped backyard
- ◆ 2 car side-by-side parking garage

Offered at \$1,895,000

