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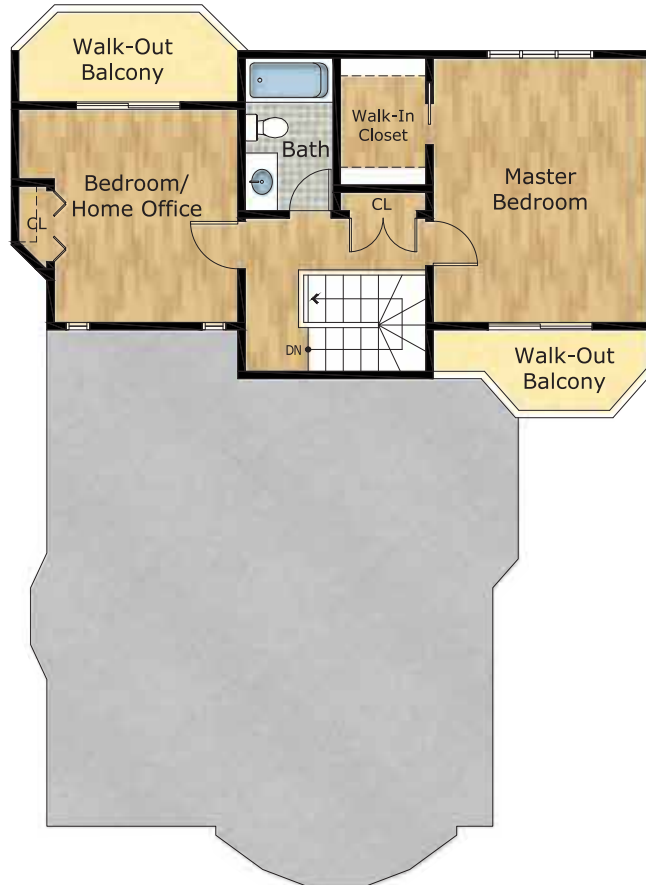
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MAIN LEVEL



UPPER LEVEL



LOWER LEVEL

BERKSHIRE HATHAWAY | FRANCISCAN PROPERTIES
HOME SERVICES | SAN FRANCISCO, CA

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Andrew Herrera II presents...



230 San Leandro Way
- BALBOA TERRACE -





Balboa Terrace Storybook Spanish Mediterranean View Home!

This charming Spanish Mediterranean view home built in the 1920s is nestled on a wonderful tree-lined block, just steps from St. Francis Wood! A delightful garden entrance with inviting walkway and brick staircase leads to an arched portico with notable front door and into a gracious foyer with convenient coat closet. The magnificent formal living room with coved ceiling boasts a spectacular wood-burning fireplace with original Batchelder tile surround and built-in bookshelves on either side, a gorgeous five-panel bay window and gleaming hardwood floors with exquisite inlays. The impressive banquet-size formal dining room with recessed lighting and striking chandelier is perfect for entertaining! The tastefully updated kitchen with adjacent light-filled breakfast room showcases all stainless steel appliances including a Samsung five-burner gas range and Bosch dishwasher, custom painted wood cabinets, Corian counters and an attractive built-in menu-planning desk. A classic hallway with linen and broom closets, two large bedrooms and a terrific full bath with built-in vanity sink, mirror and big walk-in shower end this floor.



The handsome open-banister staircase ascends to the upper level which includes a second linen closet, two additional good-size bedrooms – both with walkout balconies, one with sweeping Pacific Ocean views – and a second full tile bath with big skylight and shower over tub. The lower level features a spacious family room with a huge closet and a tremendous workroom with arts and crafts space, wine room and laundry area with utility sink. The fabulous walk-out, park-like landscaped backyard with brick patio, level lush lawn, enormous maple tree, blooming hydrangeas and a variety of colorful plants and trees completes this truly special home!

Features

- ◆ 4 bedrooms
- ◆ 2 full baths
- ◆ Formal living room
- ◆ Formal dining room
- ◆ Wood-burning fireplace
- ◆ Updated kitchen
- ◆ Breakfast room
- ◆ Built-in menu-planning desk
- ◆ Family room
- ◆ 2 walk-out balconies
- ◆ Pacific Ocean views
- ◆ Workroom, crafts area
- ◆ Wine room
- ◆ Laundry area with utility sink
- ◆ Walk-out landscaped backyard
- ◆ Parking garage



Offered at \$2,195,000