



3299 BAKER STREET, SAN FRANCISCO



THIS ELEGANT ONE-OF-A-KIND HOME is located on the Marina's Gold Coast directly across from the Palace of Fine Arts. The pristine brick façade includes arched windows, wrought iron balconies and is ornamented by plaques depicting scenes from Roman mythology. Designed for grand entertaining as well as comfortable everyday

enjoyment, the floor plan balances refined formal spaces with graceful archways and French doors. High ceilings, richly detailed millwork, and exceptionally generous dimensions characterize every room. This gracious home has been in the Moss family for over 65 years and has been coveted by many.

Offered at \$6,000,000



SHARON CASTLE

Direct: 415.351.4628

sharon@castletop.com



AMBER HILL

Direct: 415.351.4647

ahill@mcguire.com

www.SFCastleHill.com

SUMMARY OF THIS FINE RESIDENCE

- Landmark Marina home overlooking the Palace of Fine Arts
- 5 bedrooms, 4 bathrooms, and 2 half-baths
- Elegant reception hall
- Library off reception hall
- Light-filled living room with fireplace and French doors to a balconet with Palace views
- Formal dining room opens to balconet
- Spacious chef's kitchen includes a wet bar and French doors to a private entertainment patio
- Sunny breakfast room opens to patio
- Refined main-level bedroom suite, ideal for guest accommodations
- Upper level has a total of 4 bedrooms and 3 baths
- Two upper-level master bedrooms – each with an en suite bath – one with a Palace-view
- Additional upper-level bedroom suite, plus a versatile 4th bedroom
- Tremendous lower-level entertainment complex comprising:
 - Inviting family room with a fireplace, pub-style bar, and direct street access
 - Generous caterer's kitchen
 - Multiple large bonus areas suitable for billiards, media, an in-home office
 - Versatile open space for home gym or office
 - Powder room (fully plumbed for expansion)
 - Laundry room with extensive built-in cabinetry
- Attached 2-car garage plus 2 off-street parking spaces
- Partially enclosed main-level entertainment patio with trellised bougainvillea
- Lush, private English style wrap-around strolling garden
- Exceptional location within easy reach of Crissy Field, the Marina Green, and Fort Mason, plus boutique shopping and fine dining on Chestnut, Union, and Fillmore Streets
- Approximately 6,553 square feet of living space per appraiser
- Originally built in 1930

DETAILS OF THE MAIN LEVEL

ENTRANCE

- Front staircase ascends to a deep portico entry
- Paneled front door features glass insets with decorative wrought iron grilles and an arched glass transom

RECEPTION HALL

- Parquet flooring with intricately inlaid borders
- Sweeping staircase to the upper level
- High coved and paneled ceiling

LIBRARY

- Entered through arched French doors
- Inlaid parquet flooring
- Floor-to-ceiling built-in cabinetry and shelving

LIVING ROOM

- Intricately inlaid parquet flooring
- Wood-burning fireplace boasts a mantelpiece of solid carved travertine
- Three sets of arched French doors open to a balconet with views of the Palace of Fine Arts' iconic dome and lagoon
- Deep crown molding; two deep alcoves for consoles or media cabinetry

DINING ROOM

- Parquet flooring with inlays
- Box-beamed ceiling
- Arched French doors to balconet

KITCHEN

- Updated with clean-lined cabinetry and crisp tile countertops and backsplashes
- Peninsula offers counter seating; greenhouse window; day desk; floor-to-ceiling pantry storage
- Wet bar with stainless steel prep sink
- Hardwood floors
- French doors to entertainment patio

BREAKFAST ROOM

- Four built-in corner china cabinets
- French door opens to entertainment patio
- Detailed crown molding
- Hardwood floors

POWDER ROOM 1

- Convenient to the main living areas; single-sink vanity topped with marble slab

BEDROOM SUITE 1

- Well-sized bedroom, picture rail molding, chandelier, and deep cedar-lined walk-in closet
- Private adjoining bath with built-in linen storage, a single-sink vanity, and a tub/shower

DETAILS OF THE UPPER LEVEL

Echoing the arched display niches that grace the main staircase, the upper landing presents an area ideal for sitting or studying

BEDROOM SUITE 2 (MASTER SUITE 1)

- Secluded at the front of the home, with two sets of French doors to a balconet overlooking the Palace of Fine Arts
- Beautiful detailed hardwood floors, two cedar-lined walk-in closets, and one tremendous walk-through closet
- Dressing area with wrap-around windows and recessed sundry/linen storage cabinetry, plus a large closet concealed by mirrored doors
- Elegant private bath with a long dual-sink vanity, oval spa tub in alcove, and a separate shower
- Two separate lavatories, one with French doors to a balconet, the other with a single-sink vanity

BEDROOM SUITE 3 (MASTER SUITE 2)

- Situated at the opposite end of the upper level from Master Suite 1, with carpeting, high coved ceiling with picture rail molding, and windows on two sides that overlook the rear gardens
- Customized cedar-lined walk-in closet concealed by a wall of mirrors, outlooks of Pacific Heights
- En suite private bath includes a single-sink vanity and shower

BEDROOM SUITE 4

- Spacious bedroom features French doors to a balconet facing Baker Street, high coved ceiling with picture rail molding, and a cedar-lined walk-in closet
- The private adjoining bath includes built-in linen storage, a dual-sink vanity, and a step-up tub/shower

BEDROOM 5

- Large, versatile bedroom offers full-length windows with rear-garden views, and a closet concealed by mirrored sliding doors

DETAILS OF THE LOWER LEVEL

FAMILY ROOM WITH WET BAR

- Expansive entertaining space is anchored by a wood-burning fireplace with black granite tile surround, flanked by deep alcoves suitable for media cabinetry
- A wall of windows frames views of the Palace of Fine Arts; a separate door offers direct access to the street for entertaining
- Period pub-style bar is entered through a lift-up passage in the elevated wrap-around counter; the amenities include mirror-backed glass shelving and a stainless steel dual-compartment sink with built-in drain board; a handy speak-easy pass-through connects with the caterer's kitchen

POWDER ROOM 2

- Tiled wainscoting and single sink; hot/cold-water plumbing and drainage available for future expansion into a full bath

CATERER'S KITCHEN

- Large, versatile space with wrap-around cabinetry, ample work surfaces, and room for additional prep or staff dining table
- Appliances include two stainless steel sinks and a beautiful vintage Western Holly 8-burner gas range with a large griddle, 3 ovens, and overhead ventilation hood

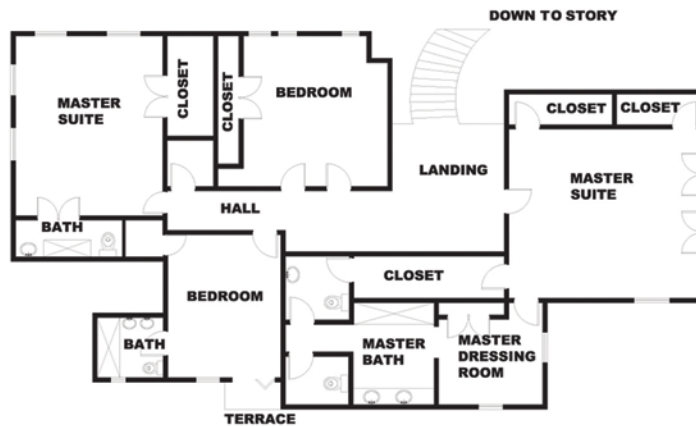
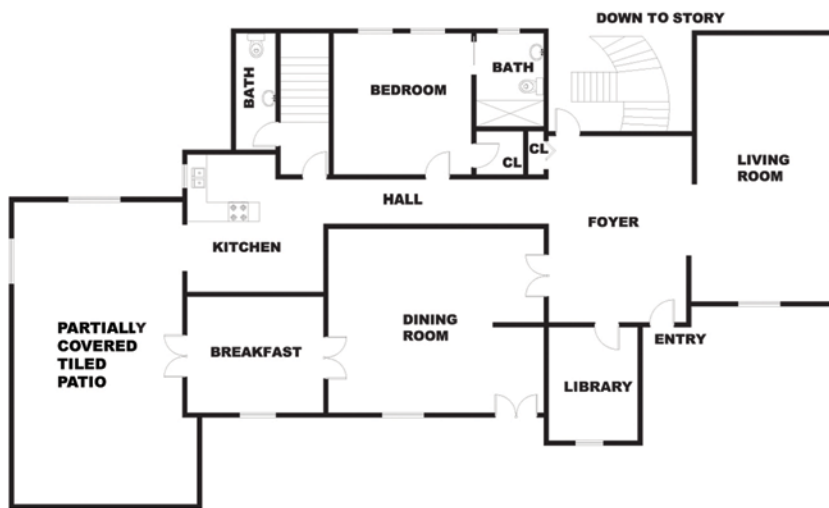
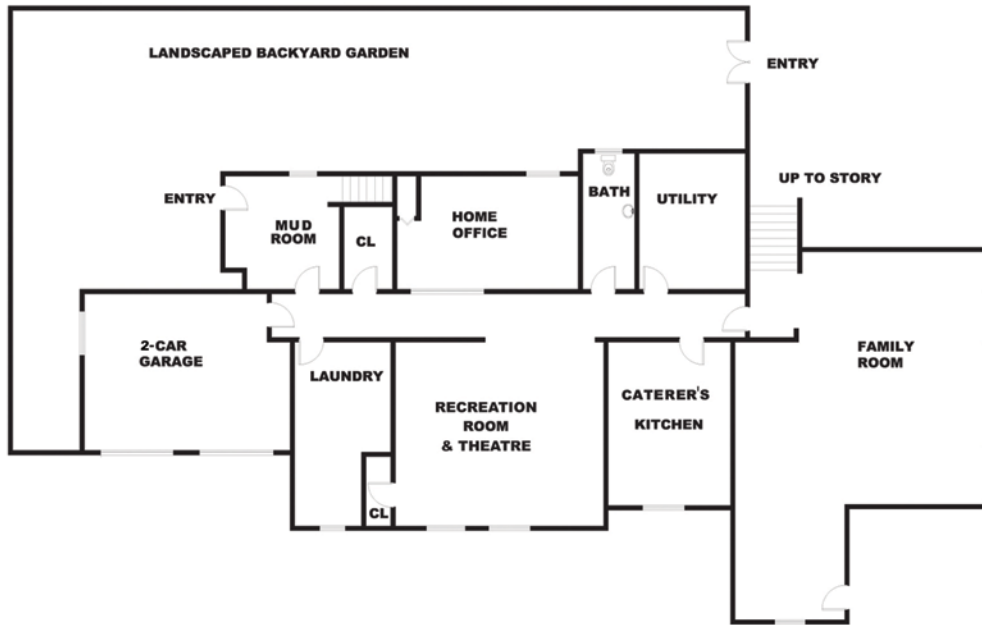
RECREATION/LIVING AREAS

- Currently configured as a theater room and an office, two expansive areas open from the central hallway
- Each room features abundant natural light and closet space

OTHER FEATURES OF THE HOME

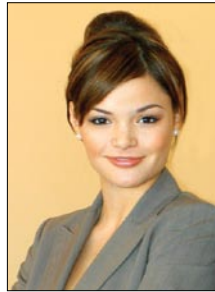
- Expansive lower-level laundry room features floor-to-ceiling linen storage, built-in ironing board, utility sink, folding counters, and Maytag Neptune washer/dryer
- Two staircases
- Abundant storage throughout
- Easy access to whole-home utilities
- Extensive structural and seismic upgrades completed in 1998. Establishing fully tied-in reinforced-concrete foundation plans available for review
- Brick façade was fully re-pointed in 2003

FLOOR PLANS



- NOTE:** Escrow is open with Fidelity National Title Escrow # 533935.
A One-Year Home Warranty is provided to Buyer.
- EXPENSES:** The tax rate in San Francisco County is 1.144% 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.
- REMARKS:** This is a trust sale. This property has been staged.
- EXCLUSIONS:** Chandelier in the reception hall, chandelier in the dining room and the light fixture on the upper level foyer.
- To SHOW:** To view this fine property by appointment only please contact the Listing Agents.

LISTING AGENTS:



SHARON CASTLE

Direct: 415.351.4628
sharon@castletop.com

AMBER HILL

Direct: 415.351.4647
ahill@mcguire.com

www.SFCastleHill.com

www.mcguire.com

2001 Lombard Street

San Francisco, CA 94123

OFFICE: 415.929.1500

FAX: 415.346.1687

