

SUPERB LOCATION, CONTEMPORARY FINISHES

MARINA
146 AVILA STREET
San Francisco, California 94123

www.146Avila.com



Offered for \$1,998,000
3 Bedrooms, 2.5 Baths, 2 Car Garage

Fabulous Gourmet Kitchen
Deck, Patio and Garden

Schumacher Properties
Wise Investing, Inspired Living

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Sotheby's
INTERNATIONAL REALTY

146 Avila Street



146 Avila is one of those rare Marina houses to offer contemporary, transitional finishes and plenty of sophistication. Renovated to today's tastes with rich neutral colors and superb materials inside and out, this house is a star on a star-studded block.

Throughout the residence there is a lovely, cohesive aesthetic – and it starts with the integral color exterior stucco and cast stone trim. From the entry foyer to the two levels, beautiful hardwood floors and recessed lighting are found throughout. Strategically placed skylights maximize natural light. Not a detail has been overlooked.



The west-facing living room features a wood burning fireplace with custom-designed slate surround flanked by display shelves/bookcases. The large openings of the main rooms allow socialization between the living and dining rooms and the generous kitchen. A paneled deck is accessible from the dining room and offers an opportunity for outdoor grilling.



The gourmet kitchen's materials and stainless steel appliances were superbly chosen – offering a 6-burner gas cooktop with professional hood, double ovens, refrigerator, plenty of wood cabinetry, expansive granite counters, pantry area and skylight. This kitchen's natural light is exceptional.

The remainder of the beautifully renovated main floor consists of a powder room, hall bath with shower over tub, and two bedrooms – one of which is spacious enough to serve as the master bedroom.



The lower level has been developed to include a large master suite or family room – the choice is yours – plus a renovated full bath with large shower stall. Accessed through French doors is the east-facing garden, flagstone patio with hot tub and wall of trees at the perimeter.

Laundry appliances and sink are behind glass doors in the lower level suite. The garage can accommodate two cars parked in tandem. There is additional storage in an enclosed area to the side of the garage.

Neighborhood

Life on Avila is ideally situated in the heart of the vibrant Marina District, two blocks from Chestnut Street, and close to the Fillmore and Union Streets, all offering some of the City's most wonderful shopping, restaurants and exercise options. Avila is a charming street of well-kept single family homes with tasteful landscaping. This very special section of Avila Street has enjoyed a tradition of a Halloween block party with food and entertainment for residents.

Also nearby are the Marina Greens and Crissy Field with the promenade leading to the base of the Golden Gate Bridge. The Presidio National Recreation Area—with its superb YMCA, SenSpa and trails—is enjoyed by many Marina residents. Fort Mason's Sunday Farmer's Market, plus its art galleries and special events venue, are major plusses for the neighborhood.

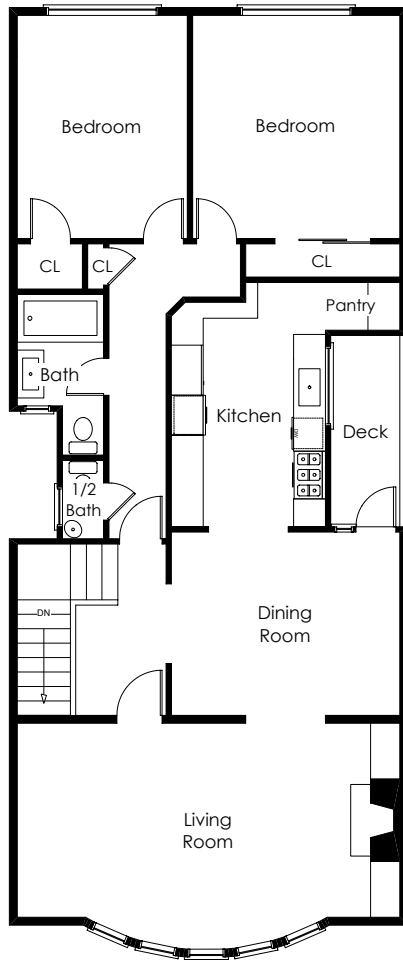
Remarks

- Personal property NOT included in the sale: flat screen TVs and sound system components; small wine cooler on kitchen counter; large wine refrigerator on lower level. In-wall speakers ARE included in the sale. Flat screen TVs are available to be purchased SEPARATELY from the real estate transaction.
- Offers to be on SFAR contract, accompanied by letter of lender pre-approval (or proof of assets if all cash) and signed Disclosure Package.
- Escrow has been opened with Fidelity National Title, Ms. Nga Losacco, 55 Francisco Street.
- Link to online Disclosure Package is available from the listing agent upon request.
- San Francisco property taxes to be reassessed upon sale at 1.1718% of the purchase price.

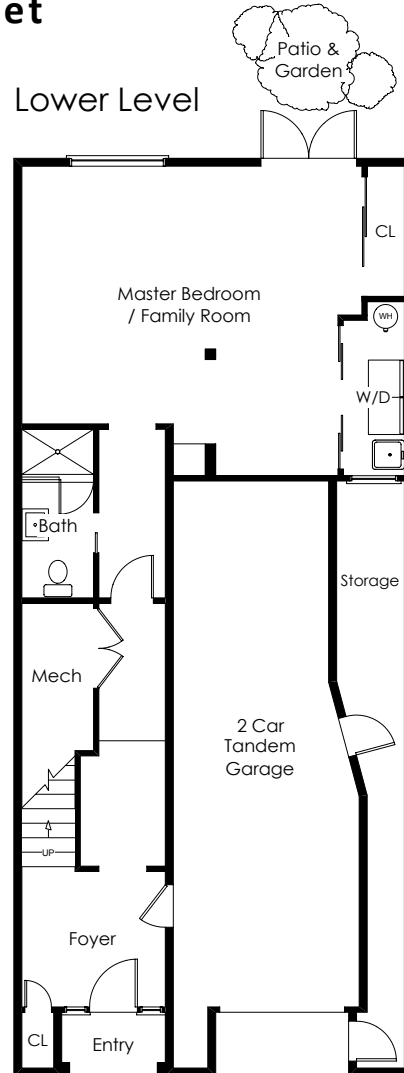


146 Avila Street

Main Level



Lower Level



PLEASE CONTACT:

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*Based upon number of transactions and sales volume of all Brokerages, per SF Association of Realtors MLS data 2008-2011 combined.

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