

THE ART OF CONTEMPORARY LIVING
Pacific Heights Edwardian near Alta Plaza Park

2574 Clay Street
www.2574Clay.com



OFFERED AT \$3,850,000



Schumacher Properties

Wise Investing, Inspired Living

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Sotheby's
INTERNATIONAL REALTY

2574 Clay Street



- 4 bedrooms, 3.5 baths, 2 fireplaces
- Open floor plan with gourmet kitchen, dining and family room
- Formal living room/library
- Landscaped patio with outdoor kitchen directly off the family room
- 2 car side by side garage parking
- Expansion and renovation completed 2010



2574 Clay offers the floor plan and contemporary style that today's Pacific Heights single family home buyers want. Every detail was intelligently designed with natural beauty and the latest amenities in mind. The colors are neutral, and materials include a warm mix of stone, plaster and wood.

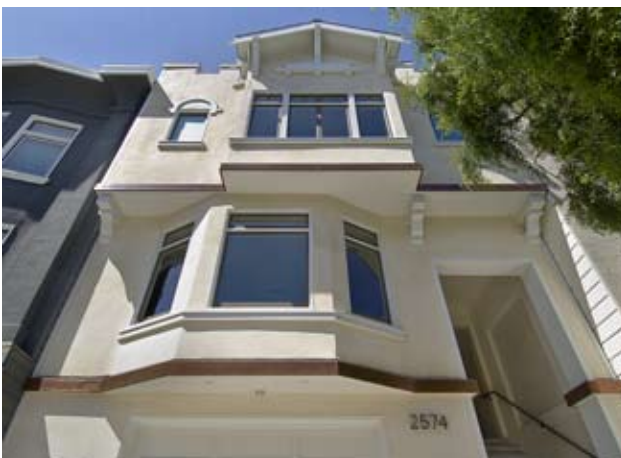
Clad in a beautiful exterior of hand-troweled integral color crème stucco with copper trim, this former Edwardian's surprises lie within. The entry foyer's stunning Venetian plaster ceiling with minimalist bronze light fixtures set the stage. The massive great room includes a dream gourmet kitchen, adjacent dining area and inviting family room that opens directly to the patio. Landscaped and equipped with a built-in barbeque/grill, the outdoor patio is the perfect complement to the interior entertainment space.



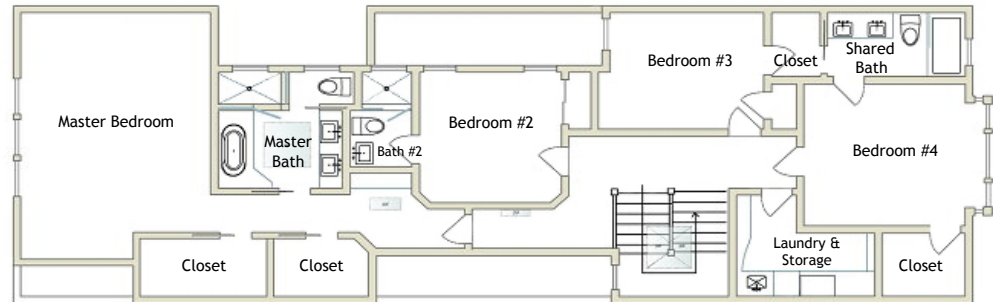
The formal living room/library's unique bookshelves flank the fireplace and include concealment for a flat screen TV. The powder room is found a few steps down from the entry foyer on a staircase leading to the ground floor parking and storage.

Wide plank maple floors, wonderful volume and custom lighting enhance the residence. The dramatic glass and copper skylight over the main staircase leads to the upper level. Here one finds four bedrooms, three baths and the laundry room - all on one level. The generous and private master suite includes two dressing rooms and a spa-quality bath with separate water closet.

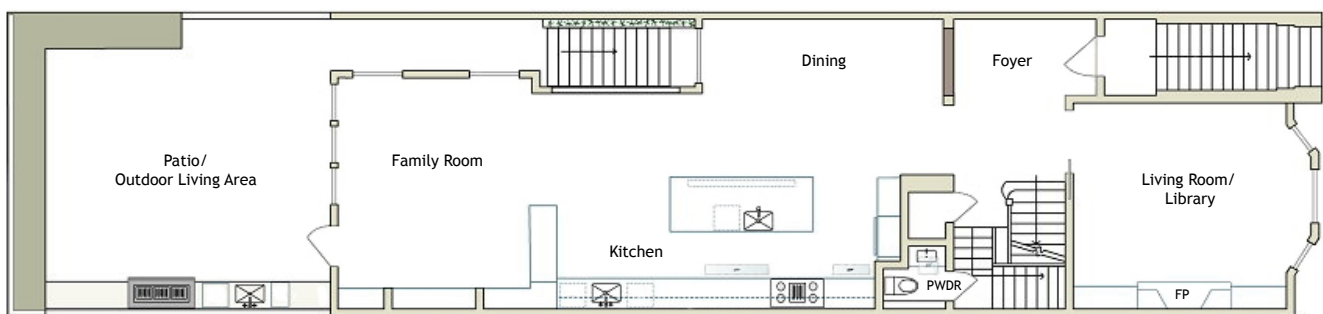
The home was designed by Vincent Leger of the superb San Francisco firm of EAG Studio (www.eagstudio.com) in collaboration with Castle Constructors (www.castleconstructors.com), named in 2009 by the San Francisco Business Times among the fastest-growing companies in the Bay Area.



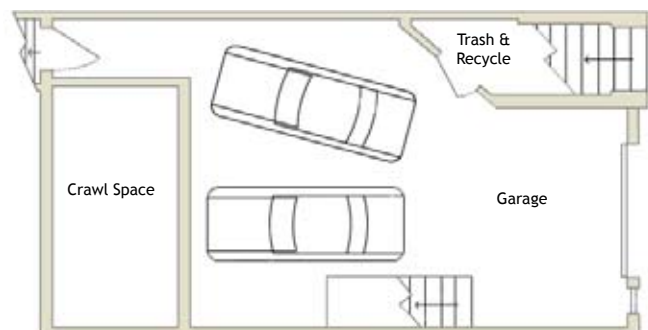
Second Floor



Main Floor



Ground Floor



REMARKS

- Offers to be on SFAR contract, accompanied by letter of lender pre-approval and/or proof of assets, plus signed Disclosure Package cover page
- Disclosures are available online by requesting the link from the listing agent
- Escrow has been opened with Fidelity National Title, Nga Losacco, 2001 Union
- Property taxes to be reassessed upon sale, currently at 1.159% of the purchase price
- The contemporary art pieces on display throughout the home are available for sale
- View the online photo brochure at: www.2574Clay.com

MOST NOTABLE FEATURES & MATERIALS

KITCHEN

- Approximately 40 linear feet of Ceasarstone countertops
- Wide panel stainless steel back splash allows professional magnetic accessorization
- Motorized island cabinet for occasional separation to dining room and/or to stow small appliances
- Cocktail serving station, suspended glass sliders, wine cooler, concealed liquor cabinet
- Thermador 42" cooling towers (refrigerator and freezer)
- Thermador dishwasher + pair of Fisher & Paykel drawer dishwashers
- 48" Thermador Pro Series Range and custom hood
- Pot filler, Hansgrohe faucets, two scratch-resistant Blanco Silgranit sinks
- Broom closet, spice cabinet, oil pull-out, computer cabinet and keyboard drawer, phone charging station and recycling center

FAMILY ROOM

- Elevated gas fireplace with honed Sienna Silver travertine surround
- Integrated 5:1 surround sound

PATIO

- Blue stone pavers and counters; natural face limestone retaining walls
- Xeriscaping and adapted plantings
- Built-in 48" DCS gas BBQ with side-burners and rotisserie, sink
- Wide door cabinet design to store outdoor cushions

LIVING ROOM/LIBRARY & FOYER/STAIRCASE

- Straight-grain rift oak bookshelves with concealed option for TV
- Stepped Brazilian slate fireplace surround with chamfered Ceasarstone hearth

MASTER SUITE

- Limestone slab shower and tub walls, tub deck and countertop
- Porto Beige limestone mosaic floors; teak trim and cabinetry
- Toto, Hansgrohe and Duravit fixtures
- Separate water closet
- Two walk-in closets, built-in cabinetry in bedroom
- Built-in 5:1 surround sound

GUEST BATH

- Obsidian tile floor; tile paneled walls
- Toto, Hansgrohe and Duravit fixtures

SHARED BATH

- Carrara marble countertop, dual sinks
- Glass fingertile back splash
- Toto, Kohler and Hansgrohe fixtures

POWDER ROOM

- Touchless faucet
- Sienna Silver travertine counter and ledge

PLEASE CONTACT:

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