

**CONTEMPORARY ELEGANCE**  
74 Eagle Street - [www.74Eagle.com](http://www.74Eagle.com)



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**The First Floor** - After passing through a foyer and a hallway lined with closets, you'll find a bedroom with ensuite bathroom and a closet with custom built-ins. The first of two possible master suites has a huge walk-in closet, a European spa-style bathroom with an extra-deep tub, underfloor heating, Boffi cabinets and an open shower with a raindrop shower head. From this spacious bedroom, enjoy views of Buena Vista and San Francisco's downtown, framed by hills and trees.

This floor also features a convenient in-unit washer and dryer and access to the one-car garage with an electric car Bosch level 2 EV charger.

**The Lower Level** - The lower level offers the third bedroom and is a flexible space perfect for a master or guest suite or family room. It's currently used as a guest bedroom and was used as a media room by previous owners. It is also wired for 5.1 sound. You'll find a walk-in closet, a storage closet, and ensuite bathroom with a shower entered through an oversized sliding door. The room features a large window and opens onto the fourth outdoor space, a deck and back garden. You can also access the garden directly from the hallway.

74 Eagle Street is perfectly situated on a tranquil Eureka Valley hillside near the Castro, Noe Valley, and the Upper Market neighborhoods. Nearby parks include Kite Hill, Tank Hill and the Eureka Valley Playground. This central area is commuter convenient, with easy access to downtown and the Silicon Valley commuter corridor via nearby tech shuttles.

- Built in 1913
- Designer Fixtures, Features, and High-End Appliances
- Excellent Eureka Valley Location above the Castro, Noe Valley, and the Upper Market Neighborhoods
- Built on Three Levels to Capture Light and Views
- Three Bedrooms (Two Master Suites), Three ½ Bathrooms, Home Office/Den
- 1-Car Garage Parking With Electric Car Charger
- Laundry On Bedroom Level
- Bountiful Closet Space
- Four Outdoor Areas
- Close to Muni and Tech Shuttles
- 2,380 Sq Ft Per Tax Records

**More photos & information at: [www.74Eagle.com](http://www.74Eagle.com)**





### Contemporary Elegance - Offered at: \$2,195,000

74 Eagle Street, built in 1913, is a contemporary Eureka Valley single family home with dramatic views. Spanning three levels and featuring three bedrooms plus a home office and three and one half bathrooms, this remodeled, designer home includes clean lines, multiple outdoor spaces, one-car garage parking, and stunning views of Buena Vista hill and downtown.

Modern touches include dual zone air heating, alfresco outdoor grill plumbed into the main gas line, ethernet, audio and HDMI cabling, Bowers & Wilkins ceiling speakers (for e.g. Sonos) in every room, automatic plant watering systems on terraces and in garden, and hardwired window sensors for the alarm system.

**The Upper Floor** - The main level of living space, reached via a glass and wood staircase, has an open floor plan with cathedral-style ceilings and floor to ceiling windows designed to take advantage of the views and brings the outdoors in. On this floor, you'll find the living room, dining room, and designer kitchen at the rear with connected deck for enjoying the views and a spacious patio at the front, enclosed with frosted glass for warmth and privacy.

The kitchen will be a pleasure for the home cook whether this entails a four-course meal or a few taps on the Caviar app. The well-planned space includes a Gaggenau oven and cooktop and Miele dishwasher and refrigerator along with custom Boffi cabinets. The open living spaces, with their sleek, black-stained hardwood floors and abundant natural light, were made for today's lifestyle.

This level also includes the home office—which could be used as a fourth bedroom—and features built-in shelving, a balcony, and a skylit half bathroom with an Agape toilet.

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