



COMPASS



1088 Ashbury Street

CLASSIC ASHBURY HEIGHTS HOME



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Built in 1914, 1088 Ashbury Street is a three-bedroom, two and a half-bathroom single family home with one-car parking located in Ashbury Heights. From its curb appeal to its desirable location, this large and solidly built home fits every lifestyle. You'll enjoy architectural details such as a functional layout with three bedrooms on one level, well-maintained hardwood floors with walnut inlays, crown moulding, wide baseboards, and multi-paned windows.

Begin exploring 1088 Ashbury Street by walking up a brick staircase to a sheltering porch and through vintage doors with windows on either side. The welcoming foyer opens onto the main living spaces, a convenient half bath, and a stairway to the bedrooms above.

The living room is distinguished by pocket doors that open fully to create a flexible open space large enough to accommodate a crowd, a working fireplace, windows on two sides, and detailed crown moulding. Opposite the foyer, the formal dining room opens onto a patio that makes it perfect for entertaining. One of the dining room's special features is a full wall of windows, including a set of French doors.

The kitchen, with generous cabinetry and counter space, is perfect for a serious cook. Stainless steel appliances include a Wolf stove with a built-in griddle, a Sub Zero refrigerator, a

separate wine refrigerator, and a KitchenAid dishwasher along with high-end pendant lights.

The stairs up to the second floor are enhanced with wainscoting, carved finials, a large skylight, and a landing with herringbone pattern hardwood floors, and a linen closet. The split bath has a shower, a Villeroy & Boch sink, a Grohe faucet, and a towel warmer.

The first and second bedrooms overlook the back patio. Both are large enough for king-sized beds; the first bedroom has a built-in work area and the second bedroom has a walk-in closet. The separated master suite overlooks San Francisco from the Mt. Sutro Open Space to landmark St. Ignatius church and beyond. The master bedroom has two California Closets which were recently done and a working fireplace perfect for cozying up to on a chilly San Francisco evening. The ensuite bathroom has a glassed-in shower over a tub, dual sinks, marble counter-tops, and a towel warmer all set off by a tasteful travertine tile floor. All three bedrooms have abundant natural light.

On street level you will find the one-car parking garage with a convenient separate entrance, laundry room with brand new appliances, and extra storage. Among 1088 Ashbury Street's many distinguishing features, it was built on a foundation of solid bedrock and shows pride of construction that was meant to last for centuries.

3 BED | 2.5 BATH
\$1,795,000
ASHBURY HEIGHTS NEIGHBORHOOD

Important Details

- Single Family Home
- Three-Bedrooms on Upper Level, Two and One Half-Bathrooms
- Appealing Ashbury Heights Location
- Gorgeous Architectural Details
- Cook's Kitchen with High-End Stainless Steel Appliances
- One-Car Garage Parking
- Separate Laundry Room with Washer and Dryer
- Extra Storage
- Easy Downtown and Cross-City Commutes via the 6-Haight, 37-Corbett, 33-Ashbury, and 43 Masonic Bus Lines
- Close to Parks, Restaurants, and Practical Amenities
- Walk Score: 83
- Sq Ft: 2,140 Per Graphic Artist and 2,129 Per Tax Record

