



158 Carnelian Way

Designer Diamond Heights View Townhome

DETAILS YOU'LL LOVE

Three bedroom, two and ½ bath townhome condominium

Meticulously renovated by homeowners | no detail missed

Two car garage with ample storage, laundry, and a workshop space

Two exclusive-use decks and an atrium

Special electronic features such as updated ADT security system, Sonos surround speakers, and dimmable lighting

Lots of closet space and storage with custom Elfa closet organizers

Chef's kitchen features Bertazzoni Italia gas range, Bosch dishwasher, and warming drawer, Samsung fridge, Dacor convection microwave

Direct access from kitchen to outdoor area

Located near many public transportation options

Easy freeway access to Highway 280

Dog park nearby

Sq Ft: 1,959 per tax record | 1,970 per floor plan

HOA: \$890 per month includes: utilities (water/sewage), repairs/maintenance (property management), administrative fees (including earthquake insurance), and other operating expenses (such as reserve fund)



Proudly Presented by Danielle Lazier

Asking: \$1,549,000

Bedrooms: 3 | Bathrooms: 2 | Parking: 2 Car Tandem

Sq Ft: 1,970 Per Floor Plan

Type: Townhome Condo

DiamondHeightsViewHome.com



Danielle Lazier
hello@daniellelazier.com
415.528.7355
01340326

COMPASS



158 Carnelian Way

Designer Diamond Heights View Townhome

Built in 1976, 158 Carnelian Way is a fully remodeled, three bedroom, two and a half bathroom townhome condominium with incredible views, multiple outdoor spaces, a two-car parking garage and plenty of extra storage space. Located on an HOA-owned lane at the end of a peaceful cul-de-sac, in San Francisco's Diamond Heights neighborhood, this meticulously upgraded home spans two floors and boasts stunning, panoramic views and abundant natural light. It is an entertainer's dream home!

In this home, no detail was left unconsidered, including custom closet inserts, upgraded technology and lighting, designer details, custom finishes, and much, much more. The home was remodeled from top to bottom and "studs-out." Entering the foyer of 158 Carnelian Way, you'll find a conveniently spacious coat closet with custom closet inserts, direct access to the spacious two-car parking garage, laundry center/catering kitchen, and storage beyond, along with updated tile, doors, lighting, runners, and Brazilian cherry wood stairs and risers.

Stairs up lead to the first floor main living spaces, including a sunken living room with a dedicated balcony, panoramic views from Twin Peaks to downtown, the North Bay, and the East Bay, and a working gas fireplace. The dining room features a large four-paned skylight and large windows with greenscape views. There is a half-bath on this level as well.

The chef's kitchen was made for both cozy nights at home and large dinner parties. The granite-topped island offers seating for at least five and tons of additional storage. The kitchen amenities include a Bertazzoni Italia gas range, a Faber range hood, a warming drawer, a farmhouse style stainless steel sink, a restaurant-style gooseneck faucet, a mosaic tile backsplash, a Samsung Showcase refrigerator and a Bosch dishwasher. The kitchen, overlooking greenscape, is surrounded on two sides by an exclusive-use deck with teak and lpe fencing.



The master suite has panoramic views of downtown, the North Bay, and the East Bay, along with a walk-in closet with custom built-ins, and an ensuite bathroom with dual sinks and a shower with heated flooring, glass mosaic tiles, and a Mr Steam. The second bedroom, currently used as a home-office, has large windows on two sides, custom built-in cabinets, views of greenery, and sits adjacent to an atrium with potential to be reconfigured as a patio or even interior space (see HOA for details). The third bedroom is large enough for a king-sized bed

plus a separate seating area, a large closet with a built-in mirror, and views of the wooded hillside. The second and third bedrooms share a full bathroom equipped with an extra deep spa tub with a shower, an eco-friendly Toto toilet, lots of storage, and heated floors.

This very special home is surrounded by green space on three sides and looking out the back and side you feel you are in a secluded hillside home, whereas from the front, enjoy the dramatic, panoramic views of San Francisco. It's a treat to watch the fireworks at AT&T Park from the privacy of your own home.



NEIGHBORHOOD

Situated peacefully above and yet centrally located to many transportation and shopping options, including Diamond Heights Village, Glen Park, Noe Valley, the Castro, West Portal and more, 158 Carnelian is easily accessible. Muni buses are one block away; the Castro Muni station five minutes away via the 37 Corbett; the Forest Hill Muni station is five minutes away on the 52 Excelsior in one direction, while Glen Park BART is five minutes away in the other direction on the 52 bus. Noe Valley and 24th Street BART are short rides away on the 48 Quintana. Access to Highway 280 is five minutes away. An added bonus is having a dog park just down the HOA-owned lane. And don't get us started on the easy and abundant street parking right outside your doorstep.

