

Floor Covering Media

Your Gateway to the Floor Covering Industry

Four-bedroom property in Nob Hill offers an open floor plan and sunny outdoor spaces



Nob Hill is the San Francisco, California neighborhood centered on the intersection of California Street and Powell Street. It is one of San Francisco's 44 hills, and one of its original "Seven Hills." Prior to the 1850s, Nob Hill was called California Hill (after California Street, which climbs its steep eastern face). It was renamed after the Central Pacific Railroad's Big Four – called the Nobbs – built mansions there.



Those in the market for a home in San Francisco may reside in this enviable property with three levels of high-end living, a sunny roof deck and stylish material palette at 1230 Pacific Avenue, located in San Francisco's Nob Hill neighborhood. "The custom home's gracious open floor plan and traditional bedroom layout allows for comfortable living in the heart of the city," said Frank Nolan of Vanguard Properties, who is listing the four-bedroom with Andrew Warren for \$3.495 million.

The home's parade of finishes includes Duravit and Jason bathtubs, Toto toilets, four zones of Nest-controlled radiant heating and CAT 6 wiring throughout. Three full baths and a pair of powder rooms carry a wealth of high-end finishes. The most notable is the master bathroom, which includes a walk-in rainfall shower beside a

Floor Covering Media

Your Gateway to the Floor Covering Industry

floating vanity.

The brilliant white facade features bay windows and a handsome hardwood door with Baldwin polished chrome hardware. Mediterranean roof tiles lend visual texture and curb appeal to the trilevel. Rustic white oak flooring spans the interior that features more than 3,000 square feet of living space. A 60-inch gas fireplace set within a floor-to-ceiling surround warms the great room.



A 400-square-foot [Ipe roof deck](#) made from [Ipe lumber](#), crowns the residence. This exterior space includes built-in seating and planter boxes, as well as neighborhood views on three sides. Downstairs on the lowest level, a pair of bifold doors open to a tile patio. The media room also features a wet bar with a built-in refrigerator, making this an ideal spot for movies and casual entertaining.

Parking comes at a premium in San Francisco, and this Nob Hill residence offers a pair of parking spots in the garage with help from a subterranean car lift. Learn more at www.1230pacific.com.

Features: Freshly redesigned four-bedroom with three full bathrooms and two half baths in more than 3,000 square feet of living space. The trilevel offers an open floor plan with 10-foot ceilings and a terrace off the great room. There's a study area in the bedroom level's hallway, and the home includes a media room that steps out to rear patio.



Listing agent:

Frank Nolan
Vanguard Properties
415-377-3726

frank@vanguardsf.com

Floor Covering Media

Your Gateway to the Floor Covering Industry

Press Release

Elizabeth1

Flooring Network

For those in the market and those that serve it

Floor Covering Media is
a social media network.

Floor Search

Answers to Questions About Flooring

Retrieve timely, objective news and
information at <https://www.floorsearch.info>.