

Private Luxury Estate

1601 Monterey Boulevard in Beautiful St. Francis Wood

With its unique blend of new and distinctive design and the classic warmth of the Colonial style, this magnificent estate exemplifies modern luxury for those seeking comfort, a place to entertain, or to simply relax in total privacy. Built in 1924, this mansion sized home was designed by renowned architect Henry Gutterson and is situated atop a half acre of land, surrounded by expansive lawns and exquisite flowering gardens. The property offers privacy on all sides as well as spectacular views of the Pacific Ocean.

Over the years, the property has been incrementally improved through thoughtful renovation and modification. Most recently in 2003, the current owners completely remodeled the home, improving efficiencies and raising the overall greater comfort. Most importantly, they endeavored to preserve the home's original character and integrity as one of San Francisco's finest homes.

Overview of Rooms and Living Spaces:

First Floor

Grand Formal Entry and Staircase, Formal Living Room with Stainless Steel Fireplace, Elegant Dining Room, Award Winning Studio Snaidero Kitchen, Fabulous Solarium, Private Home Office, Family/Media Room with Wet Bar, Vintage Music Half Bath, Victorian Throne Half Bath and Laundry Hall.

Second Floor

Four Bedrooms Each with Private Bath, Ultra Luxurious Master Suite Complete with a Huge Custom Walk-In Closet, Separate Dressing Room & Spa Style Bath, Private Gentleman's Library With Secret Staircase

Outdoor Living

Wraparound Slate Terrace, Outdoor Kitchen and Sundance Spa Hot Tub. Expansive Lawns and Gardens

Custom Features & Amenities

- Original Architectural Detail
- Inlaid Marble & Hardwood Floors
- Gorgeous Garden Outlooks
- Recessed Lighting And Sound Systems
- Voice / Data In Every Room
- Appliances By: Miele, Gaggenau & Fisher Paykel
- Copper Plumbing
- Telephone Intercom System
- Exterior Irrigation System
- Finished Attic Space
- Three Gas/Wood Fireplaces
- Breathtaking Pacific Ocean Views
- Dramatic Center Fountain
- Theater Quality Sound In Media Room & Master
- Heated Floors In Master Bath
- Fixtures By Kohler, Toto, Dalcors Paris & Herbeau
- Zoned Heat
- On-Demand Hot Water System
- Home Security System
- Two Car Side By Side Garage
- French Windows & Doors
- Incredible Indoor 45 Year-Old Ficus Tree
- 36" Viking Outdoor Grill
- Central Air Conditioning In Master Suite
- Water Purification System
- Front Loading Whirlpool Washer / Dryer
- Sundance Spa Hot Tub
- Upgraded Electrical
- Gated Driveway
- 10+ Parking In Driveway

For additional pictures and property descriptions please visit www.1601Monterey.com.
To schedule a private showing please contact **Jane R. Poppelreiter: (415) 738-7011**

FIRST FLOOR

Grand Foyer with an elegant staircase, inlaid marble floor, beautiful glass windows above and on each side of the arched entry door. There is an ample sized guest closet, also with a window under the staircase and graceful arched entryways to the formal living room and formal dining room.

- Elegant Grand Staircase
- Inlaid Marble Floor
- Large Guest Closet
- Dramatic Recessed Lighting

Formal living Room features custom sound, dramatic lighting scheme and artfully designed stainless steel fireplace surround. The fireplace forms the centerpiece of the room and is both wood and gas burning. The grand scale room has gorgeous cove molding, two north facing windows looking out to the front lawns and double French doors on the south wall that provide natural light and views of the rear gardens through the adjacent solarium. The hardwood floor has been hand dyed to turquoise blue.

- Custom Stainless Steel Fireplace
- Hand Dyed Hardwood Floors
- Dramatic Lighting Scheme

Formal Dining Room is refined and graceful with its original wainscoting, cove moldings built in corner display cabinets and elegant lighting. The room large southern windows provide peaceful outlooks to the colorful rear gardens and dramatic fountain. Double French doors connect the dining room to the adjacent solarium thus affording optional space for seating and entertaining of guests. The floor is made from quarter-sawn oak strips that have been hand dyed to turquoise blue. The room has custom sound and for privacy, there is a butler's door to the kitchen.

- Refined and Graceful
- Beautiful Original Detail
- Elegant Lighting & Custom Sound
- Perfect Views to the Garden

The Solarium, This incredible room features a live 50+ year old live ficus tree that forms a natural canopy above the black and white inlaid marble floor. The solarium is accessible through French doors from the living room, dining room and family/media room. The doors and windows on the south wall overlook and lead to the beautiful wide slate terraces that runs along the back of the house. The versatile solarium has played host to many elegant sit down dinners, it has served as a sitting room, card room, children's playroom and whatever its role, it is always a perfect place to relax and take in the outdoors.

- Inlaid Marble Floor
- Live 45 Year Old Fichus Tree
- French Doors to the Terrace
- Wonderful Views to the Garden

Media/Family Room This is a big comfortable room with a club-like feel that originates from the original pine plank walls, broad timber beamed ceiling, built in cabinetry and marble topped wet bar that is complete with beer tap, ice maker and refrigerator. The media room features a built in 72" HD TV with theater quality sound. The room's large west facing windows show off fantastic views \ to the blue Pacific Ocean. The adjacent walk-

in media closet is designed to house music and movie collections, and all the electronic media equipment that controls the broadcast of music/sound to the various rooms in the house. The room has an original antique intercom and cleverly concealed, secret staircase and that leads to the private gentleman's library on the second floor.

- Original Plank Pine Walls and Flooring
- Built in 72" HDTV w/theater quality sound
- Fully Equipped Wet Bar w/fridge icemaker & beer fridge/tap
- Walk in Media Closet
- Expansive Ocean Views

Half Bath – Black/White, Stainless Steel and Punk. This entertaining half bath was inspired by and features the current owner's extensive collection of original concert and band posters of punk rock bands. The walls of the hallway and the walls in the half bath are actually wallpapered with the original, mainly black and white posters. The flooring is kitschy and fun in hot pink and green retro linoleum. The room is trimmed in silver metallic paint and is fitted with Neo Metro toilet and sink made also in stainless steel.

- Homage to Punk Rock Half Bath:
Wallpapered with Original Concert & Band Posters
- Neo Metro Sink and Toilet in Stainless Steel

Award Winning Studio Snaidero Kitchen features Italian designer cabinetry finished in a silver metallic high gloss lacquer and expansive countertops & backsplash in styled in reflective blue quartz stone. The quarter-sawn oak strip flooring has been hand dyed to turquoise blue. The kitchen has a center island, incredible storage and workspace. Appliances include: A stainless steel Gaggenau range hood, Miele stainless steel five burner gas cook top, Miele warming oven, Miele Convection Oven, Miele Incognito Dishwasher, Fisher Paykel drawer style dishwasher, Panasonic Microwave, Dacor Warming Drawer, GE Monogram 42" refrigerator and Miele built-in automatic espresso/coffee maker. In room has custom lighting and recessed stereo speakers

- Award Winning Studio Snaidero Kitchen
- Fabulous Stone countertops and backsplashes
- Incredible Storage and Workspace
- Miele, Gaggenau, Fisher Paykel Appliances
- Custom Lighting & Recessed Stereo Sound

Laundry Hall is conveniently located just off the kitchen. This service area includes a door to the side drive, a second refrigerator; multiple storage cabinets & closets and a laundry area complete with granite folding counter, laundry chute and wash-up sink. Appliances include: Whirlpool front loading washer and dryer.

Home Office/Study, Large & bright north facing room serves as a modern home office complete with original built-in cabinets and bookshelves. Beneath the carpet is a hardwood floor.

- Modern Home Office
- Original Cabinetry

Victorian Throne Half Bath - Guests will be surprised and delighted as they enter this highly entertaining and humorous 19th century style half bath. The walls are luxuriously covered in flocked red velvet wall paper and are lit by a crystal chandelier. The beautiful Herbeau Creation Brass Sink was handmade in France, but the

star of the room is its grand Herbeau -Dagobert Throne Toilet. The throne features a full set of accessories including a candleholder, ashtray and a musical chime that plays a French song when the lid is raised. The pièce de résistance; when the toilet's chain is pulled it activates the flush which is accompanied by the ringing of a bell.

- Entertaining & Humorous 19th Century Style Half Bath
- Herbeau Creation Brass Sink
- Herbeau -Dagobert Throne Toilet

SECOND FLOOR

Staircase: Climbing the graceful staircase, one senses the beauty of the light and the openness of the space, noting how the gently curved walls soar dramatically to the ceiling above. The natural light on the stairs and in the upstairs center hallway is reflected up from the first floor and is met at the top of the first landing by the light of the double French windows that open to the original iron Juliette balcony.

Master Bedroom Suite - the romantic master suite is a haven in which to relax and to be completely carefree. In the daytime the room benefits from wonderful natural light that enters from its four north and south facing windows. Adding to its ambiance, the suite has been ingeniously designed for full control of light, sound, media and climate. There is recessed lighting on rheostat, theater quality sound, intercom system and central air conditioning. The room's centerpiece is its custom black marble fireplace. The room sized, fully custom walk in closet & adjoining dressing room are a dream come true.

- Custom Lighting, Sound & Media
- Beautiful Natural Light
- Dramatic Black Marble Fireplace
- Custom Walk In Closet & Adjoining Dressing Room
- Central Air Conditioning
- In room safe

Master Bath: Romantic and luxurious with marble walls, floor to ceiling marble walled shower and temperature controlled heated marble floors. The richness of the marble is accentuated by the double stainless steel sinks with polished stainless steel fittings. The room's luxury extends to the extra deep soaking tub and two person glass enclosed spa style shower complete with multiple shower heads. The room has custom lighting, media and sound.

- Double Stainless Steel Sinks
- Extra Deep Soaking Tub
- Floor to ceiling slab marble spa shower
- Thermostat control heated marble floors
- Custom Lighting, Sound & Media

Bedroom/Bath 2 The second ensuite bedroom includes a bathroom with a classic black and white tile themed shower over the tub. The large room with three closets and south facing windows that overlook the yard. Fixtures include: Toto toilet and Kohler sink and tub.

Bedroom/Bath 3 The third ensuite bedroom has a show stopping bath featuring red enamel walls and a beautiful red mosaic tile floor. The red theme extends to the tiled oval shaped shower stall and curved vanity. Fixtures include: Jacob Dalfor – Paris toilet, elegant Kohler above counter sink and fittings.

Bedroom/Bath 4 The fourth ensuite bedroom has north and east facing windows that bring in excellent natural light. There is a large walk in closet and absolutely elegant full bath with gorgeous marble counters and floors and deep soaking tub. Fixtures are by Kohler.

Study/Men's Library was added to the home as part of a home expansion in 1934. The room is accessed by a hidden staircase or through what is now the master bedroom's dressing room. The room has a central fireplace, built in shelves and cabinets, high pitched ceiling, west facing windows and absolutely spectacular ocean views.

- Private room with secret stairway
- Spectacular full on ocean views
- Wood Burning or Gas Fireplace
- Built in shelves and cabinets

Finished Attic – enter the double glass doors in the upstairs hall and climb the gently winding stairs to the easily accessible attic. The attic space provides another terrifically useful storage area and it also houses the homes "on demand" hot water system that insures that hot water is immediately available when one turns on any faucet or shower.

Basement Level is fully accessible from the hallway outside kitchen and it houses the electrical panel, the home's two furnaces and two water heaters and a generously sized wine cabinet.

Outdoor Living The magnificent yard with its spectacular center fountain and outstanding ocean views, is a peaceful, private retreat and yet another living and entertaining area. As a useful extension of the home the wide wraparound slate terrace area has been wired for sound and lighting. The beautiful vine covered trellis provides a canopy of shade for family and guest as they relax in the top of the line Sundance Spa Hot tub or prepare a meal on the 36" Viking rotisserie/smoker/grill.

- Wide Wraparound Slate Terraces
- Fabulous Center Fountain
- Top of the line Sundance Spa Hot Tub
- Viking 36" Grill
- Outstanding Ocean Views

GARAGE & OTHER

- Two car side by side garage.
- Original Wood/shingle storage shed in rear of property

SPECIAL FEATURES & IMPROVEMENTS

This magnificent, two story home was custom built with care and in a tradition that will never go out of fashion. This home is and has always been a distinctive home with rooms of grand proportion and of the highest quality. Over the years, each of its owners have added to the homes value through expansion, improvement and full renovation. Over the last several years, the current owners have strived to update the home to provide higher energy efficiency and overall greater comfort and most importantly they have been vigilant in protecting the home's original character and integrity. Here is a list of some of the improvements and that they have made:

- Upgraded electrical systems
- Installed copper plumbing
- Installed sophisticated sound, data, media
- Added custom lighting
- Installed the award winning Studio Snaidero Kitchen
- Installed high end kitchen appliances
- Improved laundry area
- Improved each of the six bathrooms
- Installed high quality bathroom fixtures
- Added new hardwood floors
- Installed new inlaid marble in foyer
- Installed air conditioning in the master bedroom suite
- Added heated floors to master bath
- Installed custom made fireplace surrounds
- Upgraded fireplaces to include gas or wood option
- Customized closet space
- Installed new wall to wall carpet in all bedrooms
- Maintained the gardens
- Painted the interiors,
- Finished the attic space
- Added "on demand" hot water system
- Improved garage interiors
- Installed new garage door
- Added trellis to canopy the outdoor spa area
- Added hot tub
- Installed outdoor kitchen grill
- Installed outdoor sound and lighting