



## 34-A DEARBORN STREET

SAN FRANCISCO, CA

### VINTAGE CHARM MEETS MODERN CONVENIENCE

This classic Edwardian flat is filled with period details and warm, welcoming character you'll love. The excellent floor plan features a bright, open living, kitchen, and dining area at the rear of the home, opening directly to a shared deck—creating a wonderful indoor-outdoor flow.

The modern chef's kitchen is the heart of the home, offering Carrara marble countertops, abundant cabinetry and pantry storage, recessed and task lighting, and a large island with bar seating for casual dining. Light-filled and inviting, it's the perfect place to gather, cook, and relax.

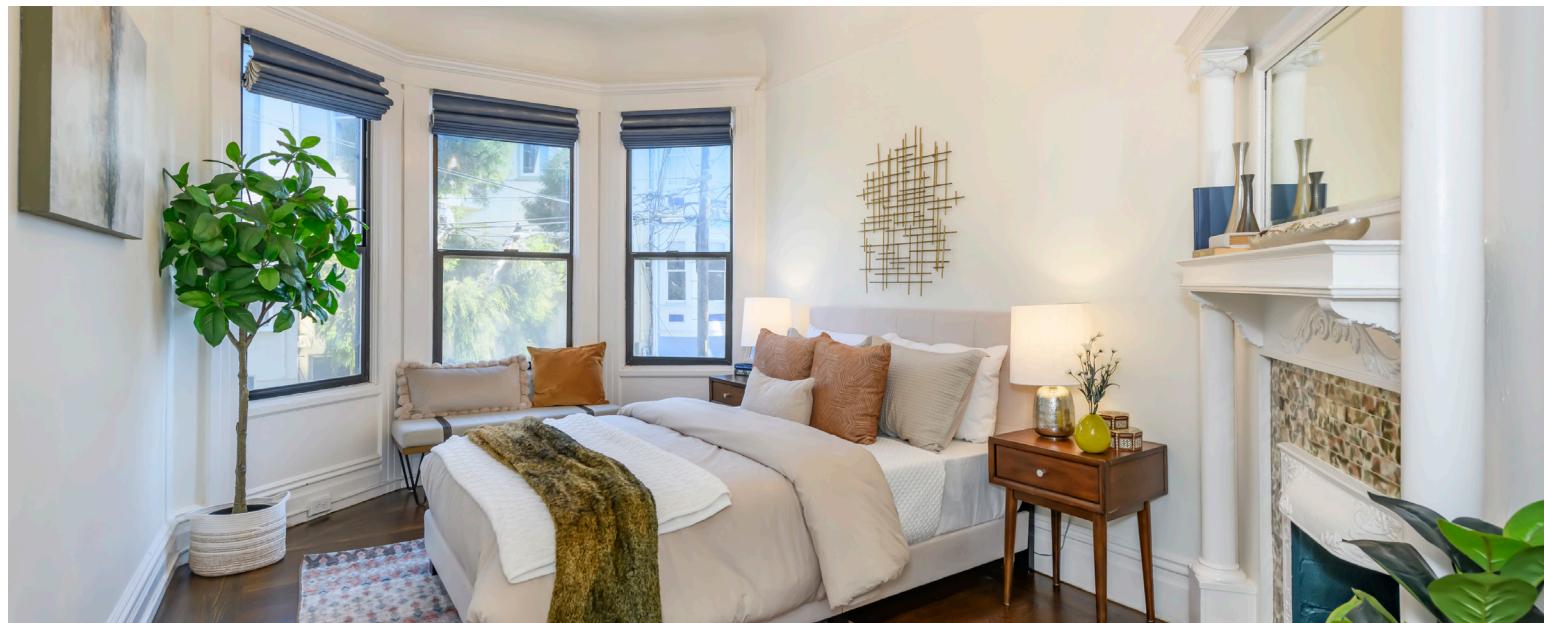
OFFERED AT \$1,149,000

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Soaring ceilings, period wainscoting, and a spacious living and dining area enhance the home's classic charm, while a greenhouse window and sliding glass door bring in beautiful natural light and lead to the deck.

The home offers two spacious bedrooms, including one with a bay window and decorative fireplace. The full bath features timeless hex tile flooring and a clawfoot tub with shower. Additional highlights include recently refinished hardwood floors, period wainscoting and chair rail, and dimmer switches in four rooms—details that make this home both elegant and comfortable.

The property also includes common laundry one level below, a large private storage room, tandem parking shared with only one other owner, and a small, intimate HOA.

## IN THE HEART OF THE MISSION

Located on a coveted, tranquil, tree-lined street with a nearby community garden, this home enjoys an exceptional Walk Score. Just two blocks from Mission Dolores Park and moments from Good Good Culture Club, Bi-Rite, Delfina, Tartine Bakery, Souvla, Dandelion Chocolate, and the many cafés and restaurants along Valencia Street, everything you need is close at hand. With neighborhood shopping, BART, MUNI, freeways, and tech shuttles all nearby, this location truly offers the best of city living right outside your door.

HOA Dues - \$300 a month - covers Building Insurance, Sewer, Trash and Water