



## 176 GLADSTONE DRIVE

SAN FRANCISCO, CA

Built in 1942 and designed by renowned architect Jay Kammen, this home blends its original architectural charm with thoughtful, comprehensive renovations completed in 2018. Upgrades include seismic retrofitting, a newer roof, solar, HVAC, double-paned windows, refinished hardwood floors, newer exterior stairs, and more—offering both timeless appeal and modern peace of mind.

Abundant natural light fills the open floor plan, where floor-to-ceiling windows in the living and dining rooms frame sweeping views toward San Francisco, including Bernal Heights and Twin Peaks.

OFFERED AT \$1,149,000

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The main level features a welcoming bedroom, a bathroom with skylight and spacious shower, and an open living and dining area with direct access to the deck and stairs leading down to the backyard. The tastefully upgraded kitchen includes stainless steel appliances, a skylight, and a generous island that runs the length between the kitchen and dining rooms—providing an ideal setup for both everyday living and entertaining.

On the lower level, interior access leads to the one-car garage equipped with washer, dryer, and solar. This floor also offers multiple storage closets, an office nook, a spacious bathroom with shower over tub, and a large primary bedroom with a walk-in closet and glass door opening to the backyard.

The backyard itself invites gatherings of all sizes, with ample room for dining, play, gardening, or relaxing. Enjoy easy access from both the main-level deck and the lower-level suite, making the outdoor space a true extension of the home.

Centrally located between the Mission, Excelsior, and Portola neighborhoods, you'll enjoy quick access to major freeways, public transit, nearby shops and restaurants along Silver Avenue and Mission Street, and the vibrant dining and shopping scenes of Glen Park and Bernal Heights.

Perfect for buyers seeking a move-in-ready home that offers tasteful upgrades, architectural interest, and long-term comfort—inside and out.