



1701 22ND AVENUE

SAN FRANCISCO, CA

TIMELESS SPANISH COLONIAL REVIVAL CHARM MEETS MODERN LIVING

Set on a prominent corner lot, this beautiful Spanish Colonial Revival home blends the architectural character of the 1930s with the comforts of modern living. Original parquet flooring with a diamond-inlay border, graceful arched doorways, a stunning barrel ceiling, and a beautiful period fireplace lend timeless elegance to the formal living room. Vintage Art Deco sconces and plaster cornice moldings add to the home's timeless appeal, while abundant windows fill the living spaces with natural light.

The spacious eat-in kitchen is designed for everyday living and entertaining, featuring generous cabinetry, a large center island, and a sunny breakfast area. Dramatic vaulted ceilings and two skylights create a bright, inviting space that naturally becomes the heart of the home.

OFFERED AT \$1,898,000

VISIT [1701-22AVE.COM](https://www.1701-22AVE.COM)

ANDREA SWETLAND | 415.385.4768 andrea@welcomehomesf.com DRE #01179634

DEREK JACKSON | 415.244.3000 derek@vanguardsf.com DRE #01971947





Two generously sized bedrooms and a split bathroom complete the main level. The light-filled primary bedroom features two bay windows with peekaboo views toward the Pacific Ocean.

An interior staircase leads to the expansive, warranted lower level, completed in 2004. This thoughtfully designed space offers exceptional flexibility with three additional bedrooms, including an ensuite with a private bathroom, a second full bathroom, and a comfortable family room.

This level also provides access to the serene backyard, complete with a convenient side gate leading to the street. A large garage with a laundry area and utility sink, additional storage, and two furnaces complete the home.

Ideally situated just blocks from the vibrant shops, cafés, and restaurants along Irving and Noriega Streets, the home also offers convenient access to Golden Gate Park, with its miles of trails, recreational facilities, and beautiful open spaces.

Rich in architectural character and thoughtfully adapted for modern living, this special residence offers generous living space in a wonderful Sunset location.

Features:

- 5 bedrooms, 3 baths
- 2,550 sq ft per tax records
- Arched doorways and arched living room ceiling
- Landscaped back yard with terrazzo patio
- Large Garage with ample storage
- Custom hand-etched glass in kitchen, hall, and bath
- Corner exposure and multiple bay windows bring ample light into both levels
- Original hardwood floors upstairs with intricate parquet and border detailing
- Original deco inspired wall sconces and tiled fireplace surround
- 88 Walkscore, 1 block to transit, 3 blocks to N-Judah