



2723 IRVING STREET

SAN FRANCISCO, CA

CHARMING CENTRAL SUNSET HOME NEAR GOLDEN GATE PARK

This classic center-patio home, in largely original condition, offers a wonderful floor plan with period details and plenty of potential.

The main level is currently tenant occupied and features hardwood floors and two generous bedrooms overlooking the yard, including one with direct access to the bathroom. A welcoming foyer leads to a spacious living room with an arched doorway, parquet flooring with decorative inlay, and a wood-burning fireplace. The formal dining room is currently being used as a bedroom but could easily be returned to its original use. The large kitchen offers ample cabinetry and prep space, a skylight, and a separate breakfast room.

The thoughtful floor plan also includes multiple hallway storage areas and a split bathroom with a tub and separate shower. The separate toilet room can be accessed from either the hallway or bathroom. An interior staircase provides direct access from the main level to the garage and lower level.

OFFERED AT \$1,295,000

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The vacant, permitted lower-level rooms feature a generous media room, dining area, wet bar/kitchenette, full bathroom, and sleeping alcove with a large closet. Sliding glass doors provide direct access to the yard. A one-car garage with good storage, laundry area, and additional storage complete this level. The spacious driveway may accommodate an additional car, depending on vehicle size.

Perfectly situated a short distance from Golden Gate Park, the home offers easy access to miles of green space, trails, museums, sports facilities, and outdoor recreation. Nearby public transportation includes the N Judah and Muni Routes 29 and 7, providing convenient connections throughout the city. Enjoy the best of Sunset living with neighborhood cafés, markets, Irving Street shops and restaurants, schools, Golden Gate Park, and Ocean Beach all within easy reach.

Main Level:

- Classic Central Sunset center-patio home
- Beautiful period details
- Parquet flooring with decorative inlay
- Spacious living room with wood-burning fireplace
- Formal dining room
- Two generous bedrooms overlooking the yard
- Large kitchen w/ skylight and separate breakfast room
- Split bathroom with separate tub and shower
- Ample hallway storage

Lower Level & Outdoor Space:

- Vacant, permitted lower-level rooms
- Generous media room and dining area
- Wet bar/kitchenette
- Full bathroom
- Sleeping alcove with spacious closet
- Sliding glass doors to backyard
- One-car garage with additional storage
- Laundry area
- Spacious driveway