

WELCOME TO 1219 COLE STREET

A true sense of warmth exemplifies this lovely semi-detached Arts & Crafts style home with Victorian period detailing embraces an inviting comfort & style. This light-filled home, built in 1908 (lot 25 x 100, RH2), combines the charm of the era with a versatile floor plan on 2 levels with 2 bedrooms, 2 full baths, European style kitchen, large living room with wood burning fireplace, formal dining room with French Doors, outdoor patio, spectacular lush garden, gleaming oak wood floors, stained glass windows throughout, and a 2 car garage with abundant storage.

Great location! Centrally located in the 'heart' of Cole Valley - one of the City's most dynamic and exciting neighborhoods. Nestled in the Village are boutiques, cafes, antique shops, and markets with Cole Hardware, Cole Valley Fitness, Pharmaca, and Cole Garage & famous Haight Street, new Whole Foods Grocery, Golden Gate Park and UCSF. Public transportation is close by - both Muni and the Streetcar.



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MASTER BATH



THE NEIGHBORHOOD



SECOND BATH

LINDA S GORDON PRESENTS 1219 COLE STREET



CAPTURING COLE VALLEY WARM | INVITING | ARTFUL

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Hailing from Detroit, Michigan (Motown!), Linda has been a proud San Francisco resident since 1969. Linda specializes in **Unique and Luxury Property in the Bay Area**. She is intimately familiar with the City ... from the Marina, Pacific Heights, Cow Hollow, Nob Hill, Russian Hill to Ashbury Heights, Cole Valley and Noe Valley.

Linda's background in **marketing and advertising** make her an invaluable resource in the world of real estate. Her staging expertise and interior design acumen have earned Linda recognition as a leader in the field of real estate.



LINDA S
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signature of style

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MAIN LEVEL

- Living room - marble surround wood burning fireplace with black Marble mantel - two side-by-side flues in chimney provide the opportunity to have a upper level fireplace. Cable ready - Flat screen TV on wall space above fireplace.
- Formal dining room - French doors open to the large entertainment deck and a breathtaking lush landscaped garden.
- European-style kitchen boasts thick slabs of grey-green Vermont slate, Sub-Zero built-in refrigerator and freezer, gas GE cooktop, electric oven, farmers sink, separate pantry, slide-out storage area, and gorgeous stained glass windows.
- Full bath on main level adds a touch of luxury with extra-large Japanese soaking tub imported from Japan - a rare amenity outside of Japan. European electric towel-warmer/radiator by Runtal Warmth by Design. Handsome Vermont slate floor.

UPPER LEVEL

- Spacious master bedroom with sitting area, hardwood floors, ample closet space, abundant bookshelves and window shutters
- Second bedroom overlooks the lovely garden.
- Full bath boasts period fixtures and a deep original claw foot bath with shower. Skylight and a custom glass stained window provide oceans of light while maintaining privacy. European electric towel-warmer/radiator by Runtal Warmth by Design. Handsome Vermont slate floor.

EXQUISITE GARDEN AND ENTERTAINMENT DECK -

This welcoming house is perfect for entertaining intimate dinners or large parties. Easily flowing from the indoors to the garden and large deck, with quiet nooks of conversation, and larger spaces for music and dancing.

Beautiful garden and retreat - 50 year old California Pepper Tree surrounded by mature plantings, trees, & edibles. Plum, Meyer lemon, lime & a pink blossom Crabapple trees. Wisteria, Daphne, Camelia, Lobelias, Ceanothus, Lavender, Sage highlight the garden. Choose from a garden variety of herb plants for your tasty brunches and dinners. Succulents & cacti embrace a 'green' eco friendly low water garden. Hummingbirds, Thrushes, Morning Doves, Robins & Bluejays abound.

Garage: 2 cars. Abundant storage. Thick butcher block work bench with heavy duty drawers. Small legal room in garage is plumbed for a 1/2 bath.

ADDITIONAL FEATURES -

- Furnace: gas-fired floor furnace, 5 years, located in garage, vented up through walls to roof
- Attic: storage area through hatch in upper level bath
- Windows: double-glazed front and back doors and upper level windows
- Systems upgrades, Seismic upgrade
- Side entry to garden, garage, and home



LIVING ROOM



KITCHEN



FORMAL DINING ROOM



FIRST BEDROOM



SECOND BEDROOM

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