

# STYLISH BERNAL HEIGHTS EDWARDIAN HOME



## 2 COLLEGE TERRACE | OFFERED AT \$989,000

**STYLISH & INVITING** | Wonderful remodeled three-level Edwardian home (built in 1915, approximately 1,606 square feet of living space plus 795 square feet garage level), located in sought-after Bernal Heights combines a contemporary flair while embracing the beautiful details of the Edwardian era. Perfectly situated on a unique block in trendy Bernal Heights (voted the 'hottest' neighborhood in San Francisco) - the best of City living is close by with top-rated restaurants, neighborhood cafes, boutique shopping, organic markets and thriving entertainment in Bernal Heights, Mission/Valencia Corridor, and Glen Park. A commuter paradise with convenient access to 280/101, tech shuttles and BART/MUNI.

**3 Levels | 2 Bedrooms (potential for 3rd bonus room) | 1.5 Bathrooms | Formal Living Room | Formal Dining Room  
Chef's Kitchen | Large Upper Deck | Garden Patio | Large Garage | NEST Thermostat | Tech Location**

### MAIN LEVEL:

- **Living Room and Formal Dining Room** – large windows with decorative fireplace, built-in wood cabinets, new designer lighting, sliding glass pocket doors.
- **Chef's Kitchen** – remodeled spacious kitchen - abundant wood cabinets topped with quartz counters and stainless steel appliances, tile flooring, wine refrigerator, recessed lighting and designer pendant lights.
- **Half Bath** – remodeled with new tile floors and pedestal sink, new lighting
- **NEST** – next generation thermostat, learns the temps you like, remote control through Wi-Fi to control from your phone, tablet or laptop.

### UPPER LEVEL:

- **Master Bedroom** – high ceilings, new light fixture, 2 generous closets
- **Full Bath** – freestanding bathtub by MAAX, black and white mosaic tile floor, white ceramic subway tiled walls with a frameless glass 40"x40" shower surround and angled door, handsome wood vanity with granite and storage.
- **Second Bedroom** – bay window for seating area, great closet with storage.
- **Large Deck** – Ethan Anderson of Drafting Cafe prepared plans to convert the deck into a bonus room, home office, yoga/pilates studio, or a small third bedroom.

### GARDEN/GARAGE:

- **Garden/Patio** – sun-drenched - great to BBQ and entertain. Additional storage.
- **Garage** – large garage with 1 car parking (potential for 2 cars), abundant storage, washer/dryer.

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### ADDITIONAL FEATURES & IMPROVEMENTS:

- Newly painted interior and exterior
- Remodeled kitchen and baths
- Repaired upper deck, added new outdoor tile
- New Doors – front door, kitchen door, garden door, and door leading to deck
- Repaired and replaced front landing, new tile
- Refinished hardwood floors on both levels
- Installed double-pane fiberglass windows in living/dining room and bedrooms

- Replaced exterior stucco on two lower levels
- Installed larger electrical panel
- Added lighting and electrical in garden
- Upgraded – 8 feet of foundation on 3 sides, poured new footing for support beams in garage
- Installed shear wall in garage
- Replaced furnace in garage
- New roof on awning above front door

### HIGHLIGHTS OF THE NEIGHBORHOOD:

**Dining:** Blue Plate, Ichi Sushi, Emmy's Spaghetti Shack, Mitchell's Ice Cream, Gialiana's Pizza, La Corneta, Liberty Cafe

**Other Gems:** Cole Hardware, Canyon Ranch Market, Good Life Grocery, Holly Park, Bernal Hill, weekends are great for the Alemany Farmer's Market (Saturday) and Flea Market (Sunday).