

DUBOCE PARK FABULOUS TWO-LEVEL VICTORIAN VIEW RESIDENCE

# 77A CARMELITA STREET



OFFERED AT \$1,895,000  
WWW.77ACARMELITA.COM

**Timeless. Sophisticated. Coveted.** This **exquisite** top-level, two-story Queen Anne Victorian single-family equivalent residence, in a two-unit building, has been remodeled with great attention to detail by award-winning local architect, H. Lynn Harrison, and is located on beautiful, cherry tree-lined Carmelita Street. This home was built in 1899, by renowned builder, Fernando Nelson, known for his exuberant ornamentation and for nearly perfect streetscape symmetry. Beautiful remodel in 2010 and 2021 by Sean Kennedy of Phollies, Inc. Carmelita is a single block along Duboce Park in the Duboce Park Landmark District. Featuring designer finishes throughout that highlight its Victorian character, the home offers multiple living and entertainment spaces, including stairs to the yard and a large common deck perfect for outdoor socializing.



## **MAIN LEVEL: Foyer, Sitting Parlor, View Formal Living Room, Formal Dining Room/Media Room, Chef's Kitchen, Custom Bath**

Main level's luxurious entry hallway and foyer introduces delicate English wainscoting, designer carpeting on stairs, oak flooring with walnut borders and ten-foot-high ceilings.

**Formal Living Room:** A bright living room warmed by a gas fireplace and a sitting parlor with bay windows includes smashing views of the charming Victorians on Carmelita Street, and built-in bookcases with seeded glass and mahogany countertop, all of which adjoin the formal dining room-media room.

**Sitting Parlor:** A wonderful sunlit area surrounded by custom built-in bookshelves and custom cabinetry, great for entertaining guests, family or relaxing with a good book or morning coffee. Picture views of lovely Carmelita Street Victorians.

**Formal Dining Room/Media Room:** Adjacent to the chef's kitchen, the dining room/media room features views of the gardenscape, serving as a media room or a formal dining room with soft afternoon light. Custom cabinetry with large pull-out drawers to accommodate storage for art books, vinyl, dining accoutrement and housing the Sonos entertainment system. A peek-a-boo passageway connects the space to the living room and provides additional storage.

**Chef's Kitchen:** Tastefully appointed and featuring a gorgeous mix of Calatrava Caesar Stone, Ann Sacks tile, white custom cabinets with seeded glass, and meticulously designed storage.

Hot water circulates continuously to all parts of the house, and a filtered drinking water system and Dornbracht faucet, along with Sub-Zero and Wolf appliances, complete the setting. The kitchen opens to a private deck, perfect for a morning cup of coffee, while viewing the beautiful Duboce Park and streetscape from above.

**Custom Bath:** This lovely bathroom has a large soaking tub by Waterworks with hand-hammered finish, a Perrin & Rowe faucet imported from London, and marble countertop. Custom floor-to-ceiling built-in cabinets. Hardwood floors with walnut customer borders. Stacked Bosch laundry washer/dryer in closet.

## **UPPER VIEW LEVEL: Primary Bedroom and Second/Guest Bedroom/Office showcasing east/west views, Custom Bath, 2 Skylights - one featured over the stairs to the Upper Level and one in the Custom Bath.**

**Primary Bedroom:** A perfect place to relax and unwind. Facing west, this stunning bedroom provides views of Buena Vista and lovely Victorians. A vaulted ceiling, two lighted walk-in closets, and a generous private deck with Ipe flooring complete this gorgeous space.

**Second/Guest Bedroom/Office and Custom Bath:** The second bedroom and/or office offers panoramic views of San Francisco Bay, Billy Goat Hill, East Bay mountains and downtown San Francisco. The elegant upstairs bathroom includes dual sink vanity, custom walnut cabinets, honed Jerusalem Gold limestone tile, marble countertops, heated towel rack and radiant heated floors, and a 5-function shower head for a spa experience.



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**Sophisticated Condominium with Smashing Views. Two Bedrooms, Two Custom Baths, Sitting Parlor, Formal Living Room, Formal Dining Room, Chef's Kitchen, Two Private Decks, Common Luxurious Garden and Deck, Private Storage, Estimated 1,960 sq. ft. per Floor Plans, In-Unit Laundry, Leased Parking Nearby.**

**ADDITIONAL FEATURES:**

- **Smart Features:** NEST thermostat/smartphone ready. Sonos wireless multi-room audio system designed for effortless listening works with Amazon Alexa /Google Assistant. Bluetooth and WiFi enabled. Lutron dimmer switches for recessed lighting.
- **Designer wool carpeting** (new) on entry staircase.
- **Storage:** Exclusive use space with built-in shelving for wine and more, plus plenty of space for bicycles and other needs, located at ground level.
- **Foundation:** Completely rebuilt August 2007.
- **Landscaped Backyard:** With no houses built behind it and western exposure that overlooks Scott Street, the expansive yard is twice the length of other Duboce Park yards, as well as a gardener's dream with tulip tree, camellias, roses, and Meyer lemon, among other year-round flowering plants. The zen space is great for meditation/yoga and includes a common bricked space with bench in the center of the garden's calm and lush surroundings. Enjoy a BBQ in this garden oasis.
- **Leased parking nearby**, approximately 300 sq. ft. private garage and storage (\$645 per month). Seller's lease term is through March 31, 2022. Approval to transfer garage lease to buyer, subject to landlord's approval of buyer with written consent.
- **HOA Dues 77A Carmelita:** \$342.88 per month includes HOA homeowners' insurance (\$106.29 per month), garbage/recycling (\$62.35 per month), water (\$100.00 per person per month) and gardening (\$74.24). HOA dues are based on 2021 costs.
- **97 Walker's Paradise:** With Duboce Park just at the end of the street, and proximity to the Panhandle of Golden Gate Park, Alamo Square and Buena Vista Park, there are myriad fabulous dining and cultural amenities a short walk away in the Castro, Hayes Valley and the Haight. Fine restaurants, Falletti Foods and the weekly farmers' market make this a foodie destination.
- **90 Rider's Paradise:** Right outside the front door to the N Judah stop of Muni connecting to Bart. Easy access to the Wiggle, a favorite of bicyclists.
- **Pet Friendly:** 2 four-legged pets. Duboce Park large grassy lawn and designated off-leash area is nirvana for dogs at the end of the street, which also features playground, recreation center, Harvey Milk Photo Center, and the Scott Street Labyrinth to ponder life's mysteries and just relax.