

HAYES VALLEY NEW YORK LOFT-STYLE HOUSE



ADDRESS: 240 SCOTT STREET

PRICE: ~~\$ 1,420,000~~ **REDUCED!** \$ 1,349,000

PROPERTY: THIS UNIQUE HOME HIDES BEHIND A VICTORIAN FAÇADE ON A TREE-LINED RESIDENTIAL BLOCK. BUILT IN THE EARLY 1900'S, THE BUILDING ONCE HOUSED THE HOLY MISSIONARY BAPTIST CHURCH. IN 1987 IT WAS TURNED INTO A PRIVATE RESIDENCE. THE FORMER OWNERS HIRED GREGORY GRAHAM THORNTON OF THE THORNTON DESIGN GROUP TO PLAN AND SUPERVISE THE STYLISH CONVERSION.

LOCATION: 240 SCOTT STREET IS LOCATED AT THE CONVERGENCE OF HAYES VALLEY AND THE HAIGHT ASHBURY. THESE VIBRANT NEIGHBORHOODS OFFER FASHIONABLE RESTAURANTS AND SHOPS. GOLDEN GATE PARK IS A SHORT STROLL AWAY. THERE IS EASY ACCESS TO THE FREEWAYS HEADING BOTH NORTH AND SOUTH.

RESIDENCE: ONE IS WELCOMED TO THE HOUSE THROUGH AN INSPIRING FOYER WITH A NEON CROSS REMINDER OF THE BUILDING'S PAST. A DOOR ACCESSES THE TWO-CAR GARAGE, LAUNDRY AND STORAGE AREAS.

FROM THE FOYER A PIVOTING WALL SWINGS OPEN TO THE DRAMATIC MAIN GALLERY, A TRUE LOFT SPACE, UNLIKE ANY NEW SOMA LIVE/WORK LOFT. ONE IS IMMEDIATELY TAKEN BY THE WALL SPACE, THE LIGHT, THE 14 TO 23 FOOT HIGH CEILINGS, THE WIDE PLANK TWO-INCH WOOD FLOORS AND THE STEEL-FACED WOOD-BURNING FIREPLACE. ALL ELECTRIC OUTLETS ARE ON THE FLOOR, AS NOT TO IMPACT THE ART GALLERY QUALITY OF THE WALLS. A HANGING PROJECTOR ALLOWS FOR EASY PROJECTION OF MOVIES ON THE TALL GALLERY WALLS.

AT THE END OF THE GALLERY A STEEL LADDER ACCESSES A COZY LOFT WITH A 15 X 7.5 FOOT SKYLIGHT. A HALF BATH IS LOCATED UNDER THE LOFT.

WITH ITS SKYLIGHTS, HIGH CEILING, ITS MURAL BY SERGIO GALLI, ITS THERMADOR AND VIKING APPLIANCES, THE KITCHEN CONTINUES THE MAIN GALLERIES DRAMATIC STYLE. A WALK-IN PANTRY AND AN OFFICE OPEN ONTO THE KITCHEN.

CAST CONCRETE STAIRS LEAD FROM THE GALLERY TO A HALL LIT BY SKYLIGHTS AND TWO GENEROUS BEDROOMS WITH DOUBLE-PANE WINDOWS, AND TWO BATHROOMS. IN THE MORNING YOU WILL WANDER FROM THE MASTER BEDROOM TO THE SEXY MASTER BATHROOM, WHICH FEATURES DOUBLE SINKS, AND AN OVERSIZE SHOWER WITH DOUBLE HEADS. THE NATURAL LIGHT FILTERS THROUGH A SKYLIGHT AND A GLASS BLOCK WALL. THE SECOND BATHROOM INCLUDES A JACUZZI BATHTUB, THE PERFECT SPOT TO UNWIND AFTER A BUSY DAY. A SKYLIGHT ALLOWS FOR VIEWING THE STARS OR THE ROLLING FOG WHILE SOAKING IN THE TUB. A LADDER GIVES ACCESS TO A ROOF DECK WITH PLANTERS AND WATER OUTLET. BELOW THE STAIRS IS A STORAGE ROOM/DOG HIDE AWAY.

OTHER AMENITIES INCLUDE A GAS FIREPLACE STARTER, A SECURITY/FIRE ALARM SYSTEM, AND TWO SEPARATE FURNACES.

INCLUSIONS: WASHER AND DRYER, INSTALLED SURROUND SOUND SPEAKER SYSTEM, MOVIE PROJECTOR, SATELLITE DISH, DINNER BOOTH AND TABLE IN THE KITCHEN, ART WORK IN THE KITCHEN (PIECE OF THE FORMER CHURCH)), WINE RACK AND MIRROR IN THE MASTER BATHROOM.

EXCLUSIONS: INSTALLED ART AT THE FIREPLACE, TWO CD SHELVES, AND THE SWING IN THE LIVING ROOM.

TAXES: TO BE REASSESSED UPON SALE, CURRENTLY EXPECT TO BE APPROXIMATELY 1.124% OF THE PURCHASE PRICE.

PLEASE SUBMIT OFFER WITH SIGNED DISCLOSURE PACKAGE TO 432 JACKSON STREET. DISCLOSURE PACKAGE AVAILABLE AT THE OFFICE, PLEASE CALL FIRST BEFORE PICK-UP. STATEMENT NOT YET OWNER APPROVED.

BY APPOINTMENT ONLY WITH THE LISTING AGENTS:

Danielle Chavanon 415-296-2224

Payton Stiewe 415-401-9966

Pictures are available at www.paytonsl.com

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