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# Cow Hollow – Panoramic Bay View Home in Garden Setting

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**Location:** 2518 Union Street (Scott and Divisadero)

**Price:** \$5,350,000

**Lot Size:** 43 x 137.50

**Built:** Circa 1888

**Abstract:** Charming, panoramic bay view home with interiors remodeled by Julia Morgan. Rare offering: Bay views from each level and a spectacular garden setting on a huge lot. Offered now with approved plans and permits to expand the existing home. (Plans available upon request.) Main home features 4 Bedrooms, 3.5 Baths, Living Room, Dining Area, Family Room and Wine Cellar. Across the garden is a light-filled, detached cottage with full bath. 2-Car Garage.

- Statement Continued on Reverse -

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Shown by Appointment Only  
Please Contact Listing Agent:

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The Best Way Home!

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**Noted in Here Today – San Francisco's Architectural Heritage:** “Originally situated on Scott Street near Pacific, this simplified Period Revival house was moved to this location in 1895. The half-tipped roof of the front gable foretells its later use in bungalows.”

**Description:** This virtually detached shingled home is entered through a charming, south-facing courtyard entry. The spacious entry foyer with fireplace opens to the expansive living room with a tile-faced fireplace, rounded bay window, tall ceilings, hardwood floors, and French doors that open to a sunny southeast terrace. The dining area (which may be used as part of the living room or as a library) features built-in bookcases, window seat, custom wood panels, and spectacular bay views. Carved wooden doors open to the family room (which may be used as a formal dining room), with panoramic bay and Alcatraz views, lovely garden outlooks, and French doors that open to a view deck. The adjacent kitchen and breakfast area also open directly to the family room, and feature spectacular bay and garden views. The focal point of the kitchen is the breakfast area with floor-to-ceiling greenhouse windows, which frame the bay, Alcatraz, and garden views. The kitchen is equipped with tile counters and a butcher-block island, 2 Sub-zeros, dishwasher, disposal, and recessed lights set into an attractive bead board ceiling. There is an adjacent large walk-in pantry with sink, as well a small office with built-in desk, guest coat closet, and a guest half bath.

**Upstairs:** The master bedroom features panoramic bay, Alcatraz, and Golden Gate views. The tiled master bath has a stall shower and separate tub with bay views. There is a large dressing room with double sinks. Two more bedrooms and a tiled bath complete this floor.

**Downstairs:** There is a charming paneled bedroom with garden and partial bay views, and a large bath with claw foot tub. In addition, there is a storage room/laundry room, a wine cellar, and a 2-car garage.

**Cottage:** Situated in the midst of beautifully landscaped gardens, the cottage is rumored to have been an old schoolhouse. Today, it features exposed beam ceiling with skylight, sisal wall-to-wall carpet, a full bath, and extraordinary garden views.

**To show:** Call listing agent for appointment.

