

# RUSSIAN HILL PANORAMIC VIEW HOME

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ADDRESS: 2254 LEAVENWORTH (CROSS STREET: LOMBARD)

PRICE: \$1,950,000

NEIGHBORHOOD: World-class location at the foot of the Crooked Street! Sunny, protected East slope of Russian Hill. Walk to the North Waterfront, Ghirardelli Square, and North Beach.

ABSTRACT: This exquisitely renovated home features panoramic Landmark Views including Coit Tower, the Bay, the Bay Bridge, the Downtown skyline, and the Crooked Street. This multi-level home has 4 bedrooms, 4.5 baths, a family room, laundry room, wine cellar, a panoramic view roof top deck and a beautifully landscaped garden with brick patio. 1 car parking plus an additional car parked horizontally at the curb cut.

DESCRIPTION: Custom wrought iron gated entry. Foyer opens to Living Room with hardwood floors, recessed lights, built-in speakers, and a marble fireplace flanked by built-in glass-shelved art niches. The adjacent dining room with views of downtown and the Bay Bridge opens to the gourmet kitchen with custom marble countertops, top-of-the-line stainless appliances, recessed lights, and French doors that open to a view deck. A guest powder room completes this level. Upstairs, the Master suite features spectacular views of the Bay, Coit Tower, the Bay, the Bay Bridge and Downtown. There is a spacious dressing room with custom fitted closets and a spacious, marble master bath with double sinks and a swivel glass tub enclosure. The large family room (which may be used as a bedroom) features a fireplace, recessed lighting, and a beautiful marble bath with stall shower and porcelain pedestal sink.

Downstairs, there is a spacious office-Bedroom with built-in cabinets and bookcases and an ensuite bath. Across the hall is a large media room/bedroom with a wet bar. The laundry room is on this level. One flight of stairs leads to the guest bedroom and ensuite bath. A glass door opens to a deck which leads to the beautifully landscaped garden and brick patio.

There is a one-car garage with direct (keyless) entry to the home. A wine cellar and additional storage are on the lower level. Throughout the home are built-in surround sound speakers.

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PLEASE CONTACT LISTING AGENT FOR SHOWINGS

**JANET FEINBERG SCHINDLER**

**D 415.296.2211 C 415.265.5994 E JANETSCHINDLER@HOTMAIL.COM**

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**IMAGES FOR 2254 LEAVENWORTH**  
(From left to right) Coit Tower and Bay Bridge views, Downtown view, Living Room, Dining Room, Kitchen, Garden Patio.

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