

*Gracious Mediterranean Home*



1 VENTURA AVENUE, SAN FRANCISCO



This rare 1935 Spanish Mediterranean-style jewel, owned by the same family for over 50 years, was built on a spacious tree-lined double lot. The home is surrounded by lush greenery and features a dramatic great room/living room with vaulted ceilings and period details such as arched doorways and original tile baths. This residence is perfectly located in the coveted Forest Hill neighborhood, within close proximity to a private park and clubhouse, Irving Street shops and restaurants, Golden Gate Park, and UCSF Medical Center. The combination of traditional architectural details, four bedrooms on the same level, grand living room, library/den, lower-level bonus room with wet bar, and expansive lawn make this an ideal home for family living and entertaining. Additional features include a laundry room with washer/dryer, storage rooms, safe, and use of community clubhouse.

*Offered at \$1,795,000*

Virtual tour at [www.1ventura.com](http://www.1ventura.com)

*For more information and showings, please contact:*

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- 4-bedrooms, 3.5-baths
- Great room with vaulted ceilings
- Library/den
- Family room with wet bar
- Wood-burning fireplace
- Large eat-in kitchen
- Two-car garage with ample driveway and street parking
- 222 x 66 x 112 foot double lot
- Annual homeowner's dues are \$602.49

**Online Disclosures Available at:**

<https://www.fidelitystatus.com>. Go to the Login page and enter the Pre-Sale Tracking Number 6473 in the 'Login' field and your email address in the 'Password' field.