

Real Estate

SAN FRANCISCO CHRONICLE AND SFCHRONICLE.COM | Sunday, October 22, 2017 WB/PN

Sound Off:
How will North Bay fires affect real estate? **H2**

Revived Alamo Square Victorian

Updated three-bedroom offers modern amenities **H4**



Daniel Lunghi

The living room at 540 Fillmore St. in Alamo Square features a gas fireplace, a high ceiling and bay windows.



Open Homes Photography

Hot Property

Japanese carpenter Utsimatsu Tashiro built the Mill Valley four-bedroom in 1916.

J1



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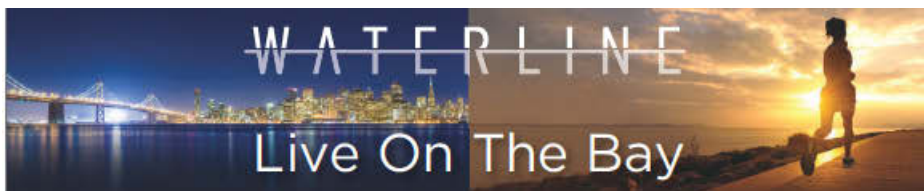


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COVER STORY

Classic meets contemporary in Alamo Square Victorian

By Jordan Guinn

Alamo Square contains some of San Francisco's most famous architecture, and two blocks south of the iconic Painted Ladies stands a three-bedroom Victorian ready for a new owner.

"It has a real grand, sexy feel," said Lisa Miller of Sotheby's International Realty, who is co-listing 540 Fillmore St. with Carrie Goodman for \$3.595 million.

Extensively remodeled by the seller who relocated for work, the trilevel home with an east-west orientation enjoys classical finishes amid modern conveniences.

A wet bar greets guests just beyond the front door, while the formal dining room stands beside a chef's kitchen outfit with professional appliances and views of downtown San Francisco. An owner's suite with a spa bathroom and private deck occupies the top floor.

In front of the home, a brick patio overlooking Fillmore Street stands atop a two-car garage. The garage offers interior access and the patio connects to a sunken family room. Ceiling speakers lend their functionality to the carpeted space that could also function as a home office. This segues to a bedroom that opens to the outside.

The main level holds the public rooms and introduces itself with a foyer offering a backlit wet bar. Dark-stained hardwood flooring graces the space as a grand staircase stands to the left. A wide entryway beside the foyer transitions to a living room with a gas fireplace, a sculpted ceiling, and bay window. Down the hall, the formal dining room features wainscoting and a gas fireplace of its own.

Custom cabinetry and a farmhouse sink finish a kitchen that revolves around a din-



Photos by Daniel Lunghi

Above: A quartet of skylights at 540 Fillmore St. in Alamo Square welcome natural light into the upper level. **Below:** This three-bedroom Victorian is available for \$3.595 million.

Details

Address: 540 Fillmore St., Alamo Square, San Francisco.

Price: \$3.595 million.

Features: Three-bedroom Victorian blending classical and contemporary design elements. The kitchen looks out at downtown San Francisco, and the third level is devoted to an owner's suite with a spa bathroom on one end and a private deck on the other. A brick patio stands in front of the home atop the two-car garage with interior access.

Open home: 2 to 4:30 p.m. Sunday.

ing island. The kitchen includes a family area that opens to a deck that descends to the backyard.

An owner's suite with cathedral ceilings occupies the upper level. Here, pocket doors with leaded glass windows fashion the walk-in closet while the spa bathroom features a claw-footed soaking tub. The suite cul-

minates with an east-facing deck that looks out at the city skyline.

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