Open Homes

San Francisco Chronicle and SFGate.com | **Sunday, February 8, 2015**

HOT PROPERTY

Period details adorn flat near Buena Vista Park

By Jordan Guinn

Grab a dart and a map of San Francisco, aim for the middle of the city and you may just hit this French-inspired Second Empire building on Divisadero Street. The centrally located structure oozes class and sophistication in the form of Old World design elements and striking curb appeal. Inside, a one-bedroom, one-bathroom flat has just hit the market.

"This is definitely a fun one," said Radhi Ahern of Pacific Union International, who is co-listing the flat with Scott Kalmbach for $599,000. "It's a view flat in a trophy building that maintains its 1905 character."

A wall of picture windows illuminate a kitchen featuring stone counters and cabinets with contemporary hardware. The solitary bedroom down the hall has a walk-out terrace overlooking the community and multiple windows to welcome in natural light.

A shared redwood deck behind the building provides residents with a communal area to enjoy the outdoors and soak in city views.

The flat's incoming resident

Divisadero continues on H5

Open Homes Photography

Tall wainscoting, a beamed ceiling and a semicircular alcove with curved windows are architectural highlights of the living room at 140 Divisadero St. No. 2. The flat is in a building built in 1905.

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Flat near trails, athletic fields, the Painted Ladies

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won't have to venture far to find open spaces. Go west for three blocks to reach Buena Vista Park, San Francisco's first public park. Shade trees, trails, staircases and athletic fields provide the park with a friendly and welcoming vibe.

Seeing as the reserve opened two years after the end of the Civil War and President Abraham Lincoln's assassination, Buena Vista Park has amassed quite a history. The counterculture's mecca of Haight and Ashbury streets is only a few block from the park, so demonstrations and illicit behavior dominated the landscape during the latter half of the 1960s.

Those with an appreciation for architecture should treasure the unit's proximity to the vibrantly colored Victorians known around the world as the Painted Ladies. The San Francisco landmarks are less than 10 blocks to the north along the eastern edge of Alamo Square.

Records show Edwin Bennett moved into the grand home in 1905 and lived there until his death in 1940. The manufacturer of a popular metal shining product opted to build on an empty lot when the neighborhood was still emerging. Over the years, the structure transitioned from a single-family home into an apartment building. A tenants-in-common group has cared for the property since 2006, and there are six units.

Listing agent: *Radhi Ahern, Pacific Union, (415) 689-5220, team@ahern-kalmbach.com; Scott Kalmbach, Pacific Union, (415) 350-7911, scott@ahern-kalmbach.com*

Details

Address: 140 Divisadero St. No. 2, Buena Vista, San Francisco.

Price: $599,000.

Features: One-bedroom, one-bathroom flat replete with period details like tall wainscoting, curved windows and parquet flooring in the living room. The building enjoys a centralized location in the city and is near public transportation, tech shuttle stops and landmarks like Buena Vista Park and the Painted Ladies.

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

Open Homes Photography

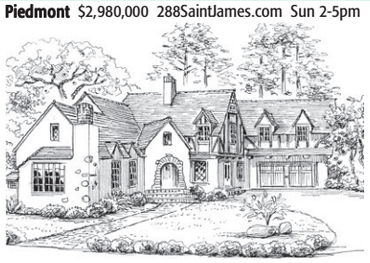
The solitary bedroom of 140 Divisadero St. No. 2 opens to a walkout terrace with city views.

OPEN HOMES GUIDE

sfgate.com/realestate

ALAMEDA COUNTY EXCLUDING OAKLAND/BERKELEY

Piedmont $2,980,000 288SaintJames.com Sun 2-5pm



Stunning 4/4.5 w/ legal 1/1 unit. Beautifully renovated w/master craftsmanship. Wine cellar, office, family rm, media rm with in/outdoor living that flows effortlessly.
Sarah Abel BHGHP 510.428.0900

PIEDMONT $4,395,000 60 King Ave. SUN 2-4:30

FIRST OPEN! Featuring spectacular San Francisco Bay views, public schools, the 60 King Ave estate has been the site of elaborate galas including Piedmont schools' graduation ceremonies. On approx. a half acre the estate incorporates a pool and spa.
Sotheby's Intn'l Rlty, Anthony Riggins, 510.693.7931

ALAMEDA COUNTY EXCLUDING OAKLAND/BERKELEY

Pleasanton $2,885,000 4106 Parma Ct Sun 1-4 Ruby Hill Villa, 5+Br/6++Ba, art studio, library, spa. 8,450+/-SqFt. 4106Parma.com APR **Helen Nicholas** 510-504-7986

BERKELEY

Berkeley $479,000 2717 Acton St. Open Sunday 2-4:30

Lovely 1-br split-level. Updated kit, liv rm w/French doors to deck and garden. Near Farmer's Market, shops, libraries & 2 bart stations. 'Biker's Paradise.' Tania Balazs 510.206.2686

BERKELEY $725,000 2808 Adeline #2 New Listing 2:00-4:30. Fabulous award winning "Green" condo. Large, open sunny spaces with 3b/2b. Private patio, close to BART, Berkeley Bowl, shops, restaurants, all good things of the Shattuck Ashby corridor. Walk Score of 89. www.2808Adeline.com
Maya Trilling BERKELEY HILLS REALTY 510-524-9888

Berkeley $795,000 2664 SHASTA RD Sun 2-4:30. Called the Himaylan Chalet! Situated in historic compound of 3 rustic properties, built c.1923 by Dan Gibb. On a lg parcel amidst a natural setting, w/SF Bay vus. LR w/ built- ins & gas FP, eat- in kit. 1++BR/2.5BA incl lower lvl au-pair suite & study.
SUSIE SCHEVILL/ANNE VAN DYKE. GRUBB Co. 510-652-2133

Berkeley $799,000 1181 Grizzly Peak Blvd. Sun 1 - 4 2 BR 1 BA Sweet & steps from Tilden Valerie Durantini, CB925.253.4657

BERKELEY

Berkeley $850,000 2615 SHASTA RD Sun 2-4:30. Nestled in the lower Berkeley Hills on a lg parcel, this 4BR/2BA home was tastefully remodeled from top to bottom. New kit & BAs, double paned windows, new systems & appliances. Deck off MBR opens to lg grdn. Nr park, schools, transp & restaurants. Very quiet & private. **C.FORD/A.PLOWRIGHT. GRUBB Co. 510-652-2133**

Berkeley $1,499,000 1012 Cragmont Sat/Sun 2-4:30 Stunning storybook John Hudson Thomas in the heart of the hills. 4BE/3.5BA w/ Golden Gate view on large garden lot. Truly spectacular! Andrea Gordon CB510.421.6818

Berkeley $1,549,000 2216 Los Angeles Sun 2-4:30. 4BR 2.5BA Stunning period details throughout. A. Gordon CB510.421.6818

Berkeley $1,550,000 640 CRESTON RD Sun 2-4:30 1st OPEN!

Splendid Bay views, a versatile floorplan & fenced gardens! Formal dining, family room, 5BR/3BA plus a legal in-law unit! 2-car garage w/int access. Great neighborhood near Tilden Park!
BEBE MCRAE 510-652-2133
THE GRUBB Co.

On sale at Bay Area Nob Hill Foods locations

BERKELEY

Berkeley $1,800,000 36 EL CAMINO REAL Sun 2-4:30.

1st OPEN! Step into this elegant Mediterranean with a dramatic light-filled LR w/fireplace, FDR w/French doors that step out to lovely arbored deck & beautifully terraced landscaped garden & remodeled kitchen. 3++BR/3.5BA incl spac MBR suite, family room/library w/FP, lower level au-pair quarters. A block to Claremont Hotel & shops!
FAYE KEOGH/SUSIE SCHEVILL 510-652-2133
THE GRUBB Co.

Berkeley Hills $1,385,000 1200Westview.com Sun 2-4:30pm Large 5/3.5 Mediterranean w/ lwr lvl au pair ste & decks for entertaining. Miriam Wilson BHGHP 510.428.0900

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