

# Real Estate

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## Original elegance in Liberty Hill

Three-bedroom includes garden, south-facing sunroom, office K4



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dummy text in  
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3977 20th St. is a three-bedroom Marina-style home in San Francisco's Liberty Hill neighborhood

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## COVER STORY

# Liberty Hill retreat just a block from Dolores Park

**O**n Liberty Hill there's a tranquil retreat that can make you forget you're seconds from the hustle and bustle.

"It's located in an urban environment while maintaining a quiet comfort," said Frank Nolan of Vanguard Properties, who is listing 3977 20th St. for \$2.995 million. "The patio is magically quiet for being one block away from Mission Dolores Park."

In addition to that, there's a primary suite on the lower level with a sunroom and wet bar, as well as formal gathering spaces with original details on the main level. All told, there are three bedrooms, two-and-a-half-bathrooms, a sunroom and an office.

This classic, circa-1927 Marina-style barrel front home features a coved ceiling in the dining room and floor-to-ceiling built-ins in the living room. It opens to a gracious foyer which elegantly introduces the inviting residence.

Contrasting these traditional details are modern flourishes, like an updated kitchen with marble counters and stainless steel appliances.

The main level hosts a large sun-drenched living room boasting a wall of architectural windows with peaceful outlooks onto a manicured tree and lovely homes. Warm and inviting, the living room places a fireplace against one wall, and custom shelving on the opposite side of the room.

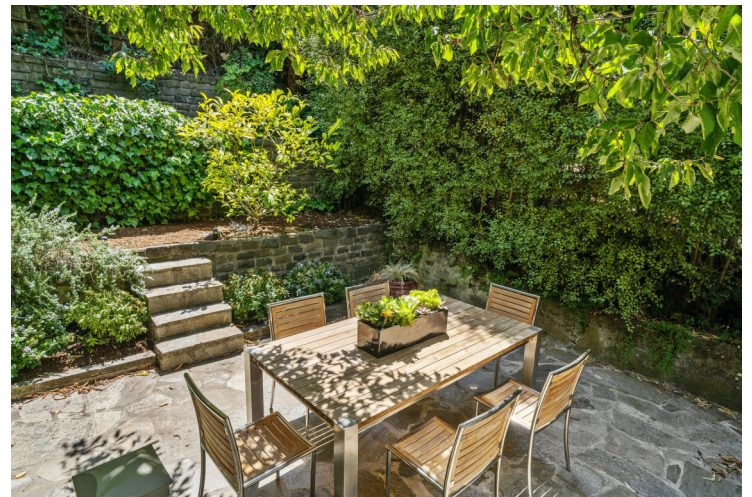
Ideally situated between the living room and kitchen, the formal dining room easily accommodates eight. Its coved ceiling represents another one of the timeless details found within the home offering more than 2,500 square feet of living space.

Flowing toward the back of the home, there is a spacious guest bedroom with an adjacent



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**Above:** The living room boasts floor-to-ceiling built-ins and a curved wall of picture windows. **Below left:** French doors off the sunroom open to a deck, garden and patio. **Below right:** The rear garden includes a stone patio.



## COVER STORY

## Details

**Address:** 3977 20th St., Liberty Hill, San Francisco.

**Price:** \$2.995 million.

**Features:** Three-bedroom, two-and-half-bathroom Marina-style home with period details, a modern kitchen, a south-facing office and its entire lower level devoted to the primary bedroom suite. This bedroom features a wet bar and connects to a south-facing sunroom, which opens to the deck and rear garden through sets of French doors. A fireplace warms the living room, while the dining room comfortably seats eight. A block west of Mission Dolores Park and a MUNI stop, the home is easily accessible to public transportation and public outdoor spaces.



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**Above:** Marble counters and stainless steel appliances outfit the updated kitchen. **Below:** The primary bedroom suite resides on the lower level and opens to a sunroom and the backyard.

spiral staircase that winds to the lush garden. A south-facing office, additional bedroom, and one-and-a-half-bathrooms complete the main level.

Proceeding downstairs is a spacious primary suite which includes completely independent access from the rest of the home. This separate access provides the homeowner with ideal flexibility to Airbnb the lower level.

The primary suite includes an en-suite bathroom as well as a wet bar area. Attached to the primary suite is a south-facing sunroom, ideal for a lounge area or work from home set up.

"The lower level, with its complete independent access, gives it great Airbnb potential," Nolan said.

Beyond a pair of French doors in the sunroom rests a deck which descends to the landscaped garden and patio.

Outside, the rear garden is a

sanctuary, thanks to tall bamboo trees which help buffer the surrounding noises. Terraced planting beds stand beside a stone patio that basks in the serenity.

With its warm climate, incredible views, historic homes, and tree-lined streets, Liberty Hill is a coveted urban oasis among buyers.

3977 20th St is just minutes from restaurants and shops of the cultural melting pot of the Mission and Castro Districts, as well as the shops and restaurants of Noe Valley. The home boasts a 96 Transit Score, making it ideal for commuters.

Learn more at [www.3977-20th.com](http://www.3977-20th.com).

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