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# Presidio Heights flip could be SF's priciest sale of year

Completely remodeled 1912 home listed for more than triple “fixer” price

San Francisco / TRD Staff

April 13, 2022 08:30 AM



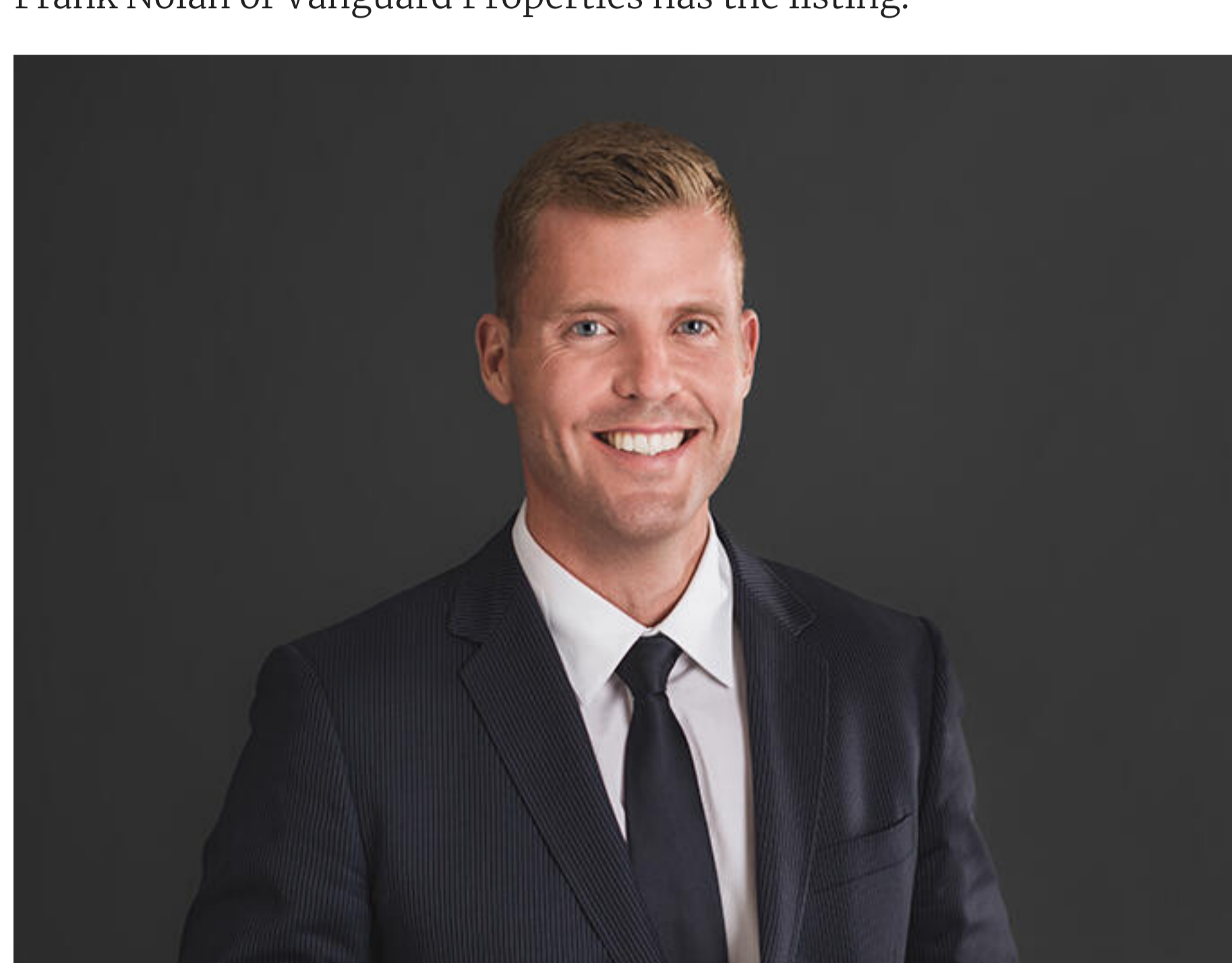
3747 Jackson St, San Francisco (Redfin)

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A Presidio Heights remodel with ties to the family behind Schlage Locks might have drawn the biggest San Francisco sales price so far this year.

The nearly 7,000-square-foot 1912 home at 3747 Jackson Street went into contract this week, less than a month after returning to market with a \$15.5-million price tag. It first listed last summer at \$16.5 before being pulled off the market in the fall. The relisting and deal indicate the final price could be between the two figures.

Frank Nolan of Vanguard Properties has the listing.



Frank Nolan of Vanguard Properties (Vanguard Properties)

Even if it sold at the lower asking price, the completely remodeled six-bedroom, seven-bath would still be the biggest single-family home deal in San Francisco thus far this year. A Pacific Heights home that came to market last fall at \$17 million set the benchmark so far when it sold last month for just under \$14 million.



Inside the property (Redfin)

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The new sales price also represents a three-fold increase over the previous 2017 sale of \$4.5 million by Robert Kendrick, grandson of one of the co-founders of Schlage. Ironically, the home made headlines in 2007 when a crew of thieves “easily gained entry” into the home while Kendrick was away on vacation and made off with a U-haul full of antiques and art.

Kendrick owned the 110-year-old home for decades and it was in desperate need of updates and repairs when it came to market five years ago, with a listing note that asked buyers to “bring your contractor and let your imagination run wild.” The current owner is listed in public records as Livelikebonobos, LLC, which appears to be affiliated with real-estate investment and development firm March Capital Management.



Inside the property (Redfin)

The owner undertook a large-scale remodel to preserve some areas of the architecturally significant home, like its wood-paneled grand foyer, while giving the rest of the space a more streamlined, modern look. There are white walls throughout the bulk of the home and the previously vine-covered facade got a white wash as well.

Evidently, the mix of historic and modern was a hit with high-end buyers, who likely also factored in the home’s coveted location between the Arguello and Presidio Wall entrances to the Presidio national park.

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