



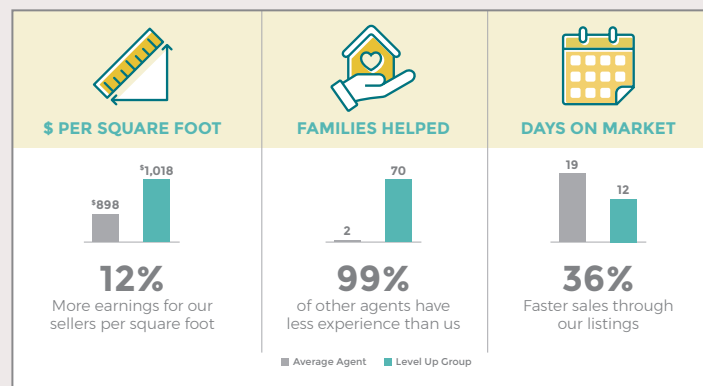
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## The Level Up Group

*Luxury Specialists*

Many agents think the most important job is satisfying the customer. We believe that satisfying the customer is simply the MINIMUM requirement for staying in business. We work constantly to improve our systems, processes and services to go well beyond the standard level of service provided by most agents. And most importantly, this constant refinement delivers consistent, predictable and superior results. But don't take our word for it, here's how we stack up against other SF agents:



Source: SFAR MLS vs SF Average, 2017

If you're serious about making a move, we're serious about helping you succeed. Contact us and let's get started.

[LevelUpGroupSF.com](http://LevelUpGroupSF.com)



Proudly presented by Michael Minson

- 3 Bedrooms
- 2 Baths
- Remodeled kitchen
- Refinished hardwood floors, new lighting, double pane windows, new roof
- Solar paneling and lifetime roof
- Enormous storage room w/ built-in shelving
- Tri-level deck w/ hot tub and views reaching from Coastal Range to Bay
- Designer edible garden w/ fruit-bearing trees, turf, firepit, spa
- Laundry room
- Bonus garden storage or workshop space

1,315 sq-ft per floorplan | Year built:1952

[VisValleyOasis.com](http://VisValleyOasis.com)





Welcome home to this Visitation Valley Garden Oasis. Fancy yourself sunning in a lovely grove of meyer lemon, valencia orange, apple, persimmon and tumbling nasturtiums and enjoying a spectacular view of the Coastal Range and Bay from your tri-level deck. This three bedroom, two bath home is an urban treasure in a decidedly country setting.



The remodeled kitchen features cream soft close shaker-style cabinets, stainless steel appliances, caesarstone countertops and a backsplash with pencil-width glass tiles in brilliant shades of green apple. A bay window provides a sunny spot for plants and a dark chocolate granite topped peninsula with bar height seating and storage underneath creates an enticing gathering spot.

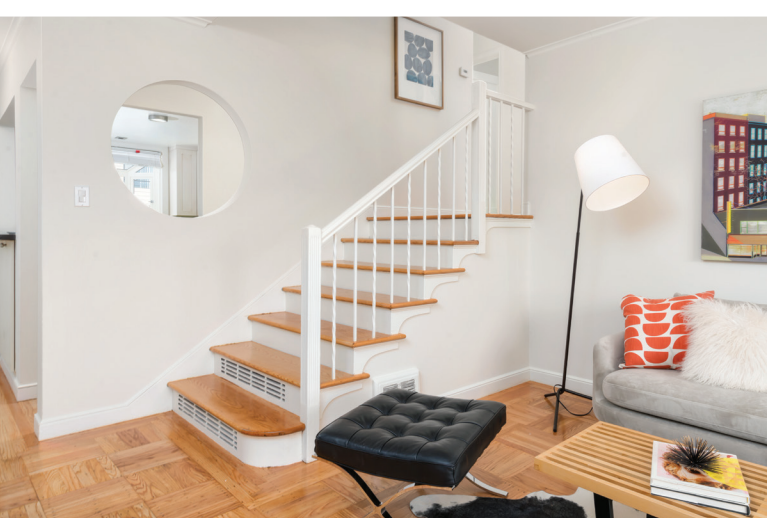
The kitchen connects to the living and dining room through two architecturally distinct reveals designed as a circle looking through a square. The living room is flooded in light by a sliding door that leads to one of three decks with views that reach from the Bay to the Coastal Range. Other architectural highlights include newly refinished hardwood floors, designer light fixtures and crown molding. And enjoy being nearly off the power grid with an owned solar panel roof on a lifetime warranty roof.

Two sunny bedrooms on the top floor are flooded in sunlight streaming through two massive windows. On this floor, enjoy a remodeled bathroom with a shower over tub, new vanity and light fixtures. The bottom floor includes a large storage room with built-in shelving, a laundry room, a second updated bathroom with shower over tub and a large bedroom that takes in views of the mountains.

Enjoy a three level deck with a hot tub and sunny spots for soaking up spectacular views. On the ground level, the drought tolerant, low maintenance garden is a professionally curated space featuring a flagstone path trimmed in flower boxes with nasturtiums, artichoke plants and calla lilies. An orchard of well-manicured orange, lime, apple and lemon trees in addition to a fragrant ginger bush and blueberry shrub surround the high quality turf by Heavenly Greens, a perfect spot for relaxing around the fire pit.

This home is located in Visitation Valley on the edge of McLaren Park's miles of hiking paths, Jerry Garcia amphitheater, golf course, playgrounds and more. Shop at the grocery stores on Leland Avenue or hop on 101, the Light Rail Line or Caltrain.

It's urban life in a country setting.



## Neighborhood

Visitation Valley is a sunny neighborhood in the city's southeastern corner where home ownership rates are among the highest in the city and the views of the Coastal Range are enormous. Hike or play in McLaren Park, which includes the Jerry Garcia amphitheater, playgrounds, picnic areas, game courts, a golf course, McNab Lake and the newly renovated Coffman Pool. Shop on Leland Avenue where you'll find grocery stores, pharmacies and ethnic food options or explore other parts of the city with easy access to the 101, the Light Rail Line and Caltrain's Bayshore Station. The growth potential is enormous with the city making a significant investment in Candlestick Point and Hunters Point over the several few years.