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SAN FRANCISCO CHRONICLE AND SFCHRONICLE.COM | Sunday, February 12, 2017 NB/EB

High above Bernal Heights

Transformed Edwardian has designer finishes **H6**



Olga Soboleva / Vanguard Properties

Broad picture windows at 117 Manchester St. in Bernal Heights frame views of the surrounding area.



Open Homes Photography

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Sonny Dykes puts Piedmont
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COVER STORY



Photos by Olga Soboleva / Vanguard Properties

Above: The top level of 117 Manchester St. in Bernal Heights allows flexibility to serve a variety of uses. **Left top:** Originally built in 1906, the home has been fully updated and includes a chic, modern kitchen. **Left bottom:** The home offers three decks, including one off this bedroom.

Full-scale remodel reinvents 1906 trilevel Edwardian

By Jordan Guinn

An Edwardian dating back to 1906 recently received a full-scale remodel that went to great lengths not to reveal the trilevel's true age.

All of the vital systems in the Bernal Heights four-bedroom have been thoroughly upgraded. Reconfiguring the main level resulted in an open floor plan, while the attic gave way to a dramatic family room that looks out at downtown San Francisco.

"It's a prime north-slope location where this beautiful Edwardian has been transformed into a stunning three-level with all the amenities of modern living," said Joshua McAdam of Vanguard Properties, who is co-listing 117 Manchester St. with Natasha Sadeghi for \$2.785 million. "It's a flexible floor plan with designer finishes two blocks from

Details

Address: 117 Manchester St., San Francisco.

Price: \$2.785 million.

Features: Originally built in 1906, this reinvented trilevel now offers an open floor plan, chic finishes, multiple decks and sweeping views. The top floor houses a family room brightened by multiple skylights and large windows, while the main level opens to a deck looking out at San Francisco's skyline.

Precita Park."

A contemporary picket fence borders the front garden and fashions a railing for the series of steps leading to the front door. The fence provide visual contrast to the home's slat board facade. Five dual-hung picture windows and carriage-house-style garage doors cement the home's

charming curb appeal.

Out back, a deck off the great room overlooks the low-maintenance backyard bordered by privacy fencing. The deck also provides sweeping eastern and northern outlooks.

Orienting the kitchen to the east captures morning light, while large windows naturally illuminate the space most of the day. A gas fireplace in the living area creates a warm ambience on cold nights, while Thermador appliances handle the eat-in kitchen's workload.

The hillside home relies on an architectural staircase with floating treads to connect all three levels.

Listing agent: Joshua McAdam, Vanguard Properties, (415) 656-6779, joshua@vanguardsf.com; Natasha Sadeghi, Vanguard Properties, (415) 497-0548, natasha@vanguardsf.com.



The Bernal Heights trilevel is available for \$2.785 million.