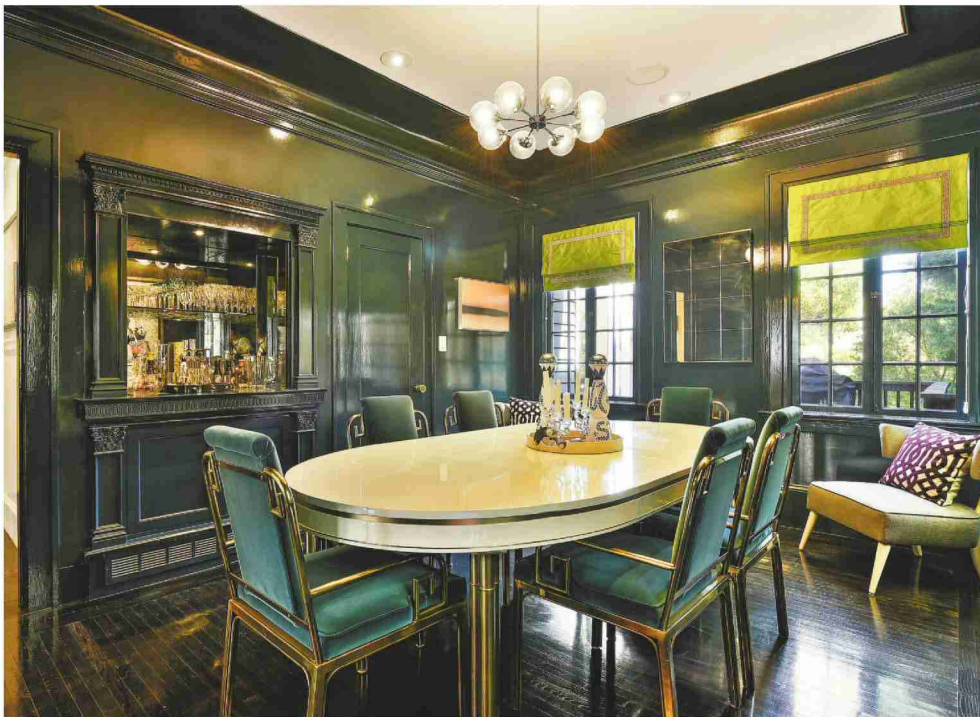


Real Estate

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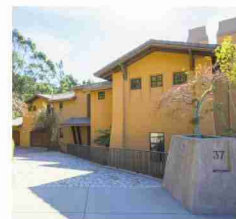
‘Dazzling array of modernity’ Period details meet luxury amenities in Edwardian H4



Open Homes Photography

The formal dining room at 124 21st Ave. in the Lake district offers a chandelier, a mirrored bar and a green lacquer finish.

Sound Off: What are the pros, cons to contingencies? H2



Liz Rusby / Grubb Co.

Hot Property

Phillip Perkins designed the five-bedroom near the Claremont Canyon Regional Preserve
J1



PROPERTY POST

The dream awaits at 181 Fremont, deemed by Forbes to be “the most luxurious new residential high rise building on the west coast.”

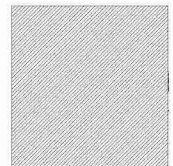
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COVER STORY

Meticulous detail defines Lake district Edwardian

By Jordan Guinn

Architectural embellishments grace the flowing floor plan of 124 21st Ave. as period details intersect with contemporary finishes.

“There’s a dazzling array of modernity behind a handsome Edwardian facade,” said Nina Hatvany of Pacific Union International Real Estate, who is listing the Lake district four-bedroom for \$3.95 million. “It blends an intuitive floor plan, stunning designer finishes and thoughtful upgrades.”

Perhaps the living room provides the clearest picture of the home’s marriage between traditional and modern touches. Here, Corinthian-style columns, antique mirrors, original casement windows and coffered ceilings speak to the home’s Edwardian heritage while acting as foil to the room’s gas fireplace with modern stone surround.

Tucked in the northwestern corner of San Francisco, the refined residence stands temptingly close to Baker Beach, the Presidio, Lobos Creek, Sea Cliff and the iconic Cliff House restaurant.

Bold black and white stripes adorn the Art Deco foyer, creating a dramatic statement just beyond the front door. A sitting bench in the foyer invites guests to linger a moment as bold black and white stripes create an Art Deco motif that speaks to the home’s eclectic elegance.

Classical architecture typically includes a dramatic formal dining room, and 124 21st Ave. isn’t about to break that tradition.

“The dining room is a study in color. Its deep green lacquer sets off the mirrored bar

and injects new life into the intricate woodwork and decor,” Hatvany said.

A chandelier illuminating the dining room evokes comparisons to midcentury design. The chic fixture employs eight illuminated globes attached to a central hub as ceiling speakers ensure every meal has a soundtrack.

Hatvany isn’t shy about heaping praise on the home’s style, especially when it comes to the kitchen.

“It’s truly a sight to behold,” she said of the space lined with lacquered floors and finished with designer wallpaper.

Professional appliances like a Wolf range complement the built-in pantry as marble countertops offer abundant space for prepping and entertaining. The kitchen culminates with an inviting breakfast area teeming with built-in storage and leather seating that overlooks a freshly landscaped backyard.

A deck off the kitchen offers ample room for grilling and outdoor dining before descending to grounds quenched by automated irrigation and brightened with freshly installed lighting.

Listing agent: *Nina Hatvany, Pacific Union International, (415) 710-6462, nina@ninahatvany.com.*

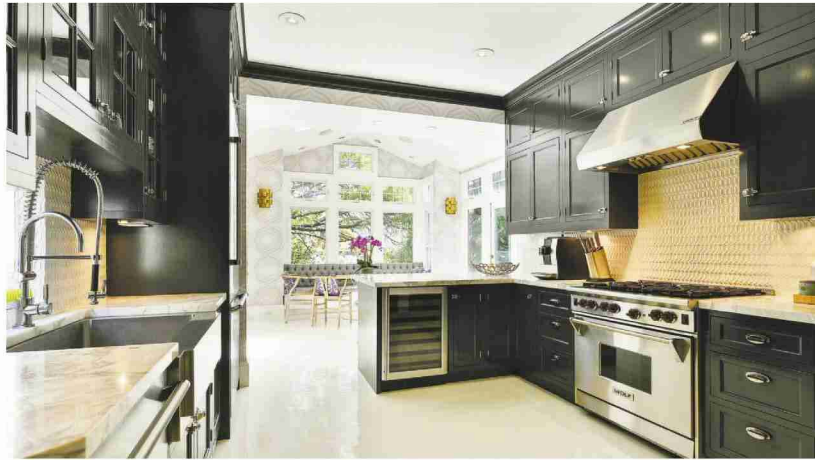
Details

Address: 124 21st Ave., San Francisco, Lake district

Price: \$3.95 million.

Features: A flowing floor plan, designer finishes and thoughtful customizations inhabit this turnkey Edwardian that dates back to 1912. Highlights include a stately formal dining room with green lacquer walls, a striking foyer finished with an Art Deco motif and a master suite hosting a wall-to-wall sisal rug and a pair of walk-in closets. The eat-in kitchen opens to a raised deck overlooking a backyard with a synthetic lawn and mature shade trees.

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



Photography by Open Homes Photography

Left: A pedestal sink and vibrant wallpaper accent this powder room. Right: The chef's kitchen enjoys a Wolf range, wine refrigerator and custom cabinetry.



124 21st Ave. is a four-bedroom available for \$3.95 million.