

# \$5,495,000 - 3535 Pacific Avenue, San Francisco

MLS® #425056968

**\$5,495,000**

4 Bedroom, 3.00 Bathroom,  
Residential on 0.08 Acres

Presidio Heights, San Francisco, CA

A rare offering on the Presidio Wall, this distinguished home enjoys a premier location directly across from the iconic Presidio Wall Playground and miles of scenic Presidio trails. With rich architectural character and enduring charm, the home is designed for both comfort and grandeur. The gracious living room features high ceilings, gleaming hardwood floors, and a cozy window seat framing captivating views of the Bay, Presidio, and Park. The spacious dining room, exquisitely detailed, opens to the mature garden, while the kitchen offers inspiring outlooks, butler's pantry, and exciting potential for expansion. A powder room completes this level. Upstairs, there are four generously sized bedrooms and two full baths; the front-facing rooms, including the primary suite, capture sweeping views of the Bay, Presidio, and Park, while the rear bedrooms overlook the garden, one with a quaint bridge leading to the upper patio. Flowering trees and roses create a serene outdoor retreat in the beautifully terraced garden. The lower level offers a two-car garage and ample storage. Set in one of San Francisco's most prestigious neighborhoods, the home is surrounded by natural beauty with effortless access to recreation, top-rated schools, and the refined shops and dining of Sacramento Street.

Built in 1938

## Essential Information



|            |                         |
|------------|-------------------------|
| MLS® #     | 425056968               |
| Price      | \$5,495,000             |
| Bedrooms   | 4                       |
| Bathrooms  | 3.00                    |
| Full Baths | 2                       |
| Half Baths | 1                       |
| Acres      | 0.08                    |
| Year Built | 1938                    |
| Type       | Residential             |
| Sub-Type   | Single Family Residence |
| Status     | Active Under Contract   |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 3535 Pacific Avenue |
| Area        | SF District 7       |
| Subdivision | Presidio Heights    |
| City        | San Francisco       |
| County      | San Francisco       |
| State       | CA                  |
| Zip Code    | 94118               |

### Amenities

|                |                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                                          |
| Parking        | Attached, Garage Door Opener, Garage Faces Front, Side By Side, Side by Side, On Site (Single Family Only) |
| View           | Bay, Bridge(s), Garden, Park/Greenbelt                                                                     |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Formal Entry, Storage                                                          |
| Appliances        | Dishwasher, Free-Standing Gas Range, Free-Standing Refrigerator, Dryer, Washer |
| Heating           | Central, Natural Gas                                                           |
| Fireplace         | Yes                                                                            |
| # of Fireplaces   | 1                                                                              |
| Fireplaces        | Living Room, Wood Burning                                                      |

### Exterior

|                 |                    |
|-----------------|--------------------|
| Lot Description | Garden, Landscaped |
|-----------------|--------------------|

### Additional Information

Date Listed                      September 24th, 2025

**Listing Details**

Listing Agent                  Rocky Papale

Listing Office                  Sotheby's International Realty

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