

# \$3,850,000 - 22 Beaver Street, San Francisco

MLS® #425063647

**\$3,850,000**

5 Bedroom, 4.00 Bathroom, 4,055 sqft

Residential on 0.13 Acres

Duboce Triangle, San Francisco, CA

A rare example of Italianate Villa architecture, the Benedict-Gieling House is set in a pastoral landscape hidden in the heart of Duboce Triangle. Originally built by Jacob Benedict, a silver refiner in 1879, this suburban country estate passed to Imogene & John Gieling in 1966, and was designed to be enjoyed with its rare, almost 6,000 square feet of glorious gardens. Located on a quiet street embraced by Buena Vista, Corona Heights & Duboce Parks, the fully detached home is organized around a gracious central foyer from which grand-scale public rooms emanate: library, double parlors, formal dining & large kitchen, with the majestic stair rising to the bedroom levels. Original & restored millwork, ornate stained glass, lighting, ceiling medallions, tall windows & wood flooring are intact, conveying a history of a life well-lived with impressive scale & a classic floorplan. Included is an airy, loft-like, guest house with a distinctly Summer-of-Love vibe, with an open plan, hand-hewn stair rail, wide-plank flooring & sundeck, plus a long driveway & 2-car garage. This historic residence offers a profound living experience for a city dweller, incorporating history, nature, walkability & living spaces lovingly crafted by the Gielings over their 60-year ownership.

Built in 1879

## Essential Information



|                |                                            |
|----------------|--------------------------------------------|
| MLS® #         | 425063647                                  |
| Price          | \$3,850,000                                |
| Bedrooms       | 5                                          |
| Bathrooms      | 4.00                                       |
| Full Baths     | 4                                          |
| Square Footage | 4,055                                      |
| Acres          | 0.13                                       |
| Year Built     | 1879                                       |
| Type           | Residential                                |
| Sub-Type       | Single Family Residence                    |
| Style          | Farmhouse, Traditional, Victorian, Vintage |
| Status         | Active                                     |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 22 Beaver Street |
| Area        | SF District 5    |
| Subdivision | Duboce Triangle  |
| City        | San Francisco    |
| County      | San Francisco    |
| State       | CA               |
| Zip Code    | 94114            |

### Amenities

|                |                                                                                                                             |
|----------------|-----------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 3                                                                                                                           |
| Parking        | Detached, Enclosed, Garage Door Opener, Garage Faces Front, Guest, Workshop in Garage, Tandem, On Site (Single Family Only) |
| # of Garages   | 1                                                                                                                           |
| View           | City, City Lights, Downtown, Garden, Hills, Orchard, Park/Greenbelt, San Francisco, Valley                                  |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Formal Entry, Storage, In-Law Floorplan                             |
| Appliances        | Free-Standing Gas Range, Free-Standing Refrigerator, Dryer, Washer  |
| Heating           | Central                                                             |
| Fireplace         | Yes                                                                 |
| # of Fireplaces   | 5                                                                   |
| Fireplaces        | Dining Room, Family Room, Living Room, Master Bedroom, Wood Burning |
| # of Stories      | 3                                                                   |

**Exterior**

Lot Description      Landscape Front, Landscape  
Construction      Masonry Unreinforced, Wood

**Additional Information**

Date Listed      September 29th, 2025

**Listing Details**

Listing Agent      Wendy Storch  
Listing Office      Sotheby's International Realty



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