

\$12,500,000 - 38 Presidio Terrace, San Francisco

MLS® #425071831

\$12,500,000

5 Bedroom, 4.00 Bathroom, 5,850 sqft
Residential on 0.32 Acres

Presidio Heights, San Francisco, CA

Set within the private, gated community of Presidio Terrace, this stately residence combines architectural pedigree with grand scale. The Terrace, conceived in the early 20th century as a garden city retreat, is renowned for its lush, park-like setting and distinguished historic homes. Situated on an expansive 13,788 sq. ft. lot (approx.), this elegant property offers approx. 5,850 sq. ft. of living space, including five bedrooms all on one level. Period details abound from soaring ceilings and intricate woodwork to oversized windows that flood the home with natural light. A full lower level spans the entire footprint of the house (approx. 2,340 sq. ft.) and is ready for expansion, presenting exceptional potential for additional living, entertaining, or guest quarters. Sweeping grounds, manicured gardens, and a dramatic front staircase create an impressive sense of arrival. Rarely does a home of this scale and character come available in one of San Francisco's most prestigious neighborhoods a serene sanctuary with proximity to the Presidio, top schools, and the city's finest dining and cultural destinations. 38 Presidio Terrace offers timeless elegance, privacy, and possibility in an incomparable setting.

Built in 1910

Essential Information

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Price	\$12,500,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	5,850
Acres	0.32
Year Built	1910
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	38 Presidio Terrace
Area	SF District 7
Subdivision	Presidio Heights
City	San Francisco
County	San Francisco
State	CA
Zip Code	94118

Amenities

Parking Spaces	2
Parking	Driveway, Attached, Enclosed, Inside Entrance, Side By Side, Side by Side, On Site (Single Family Only)
# of Garages	2

Interior

Interior Features	Formal Entry
Appliances	Dishwasher, Double Oven, Range Hood
Heating	Central, Fireplace(s)
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Dining Room, Family Room, Living Room, Master Bedroom, Other
Has Basement	Yes
Basement	Full

Exterior

Lot Description	Corner Lot, Landscape Front, Private
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 8th, 2025
HOA Fees	1800
HOA Fees Freq.	Monthly

Listing Details

Listing Agent	M.I. Castellanos
Listing Office	Sotheby's International Realty

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