

\$1,999,995 - 464 Hoffman Avenue, San Francisco

MLS® #425082813

\$1,999,995

3 Bedroom, 3.00 Bathroom, 1,879 sqft

Residential on 0.07 Acres

Noe Valley, San Francisco, CA

This isn't a fixer. It's a finisher. 464 Hoffman is a fully reimagined Noe Valley home waiting for someone to bring it across the finish line. The home has been extensively transformed with new electrical in 2024, plumbing, and HVAC systems, a reinforced foundation w/steel beams, all-new siding, and a 2019 roof. The open-concept great room flows to the backyard through a four-panel accordion door for effortless indoor-outdoor living. The kitchen has custom wood cabinetry, Caesarstone waterfall counters, a Thermador stove, and a Fischer & Paykel fridge. Upstairs, you'll find all three bedrooms, including a primary suite w/ private deck and an upstairs laundry room where it actually belongs. The terraced yard feels like its own little park, anchored by a mature oak tree, complete with a gas line for your grill or firepit and a bonus detached shed. Now, the fine print (because we believe in transparency): the property is missing its final permit and has a few open Notices of Violation and abatements. Bring your architect and/or contractor to understand the final vision. For the right buyer, it's a dream project that's part of the way there. And here's the kicker: for qualified buyers, ask about a special loan offer!

Built in 1946

Essential Information

MLS® #

425082813



Price	\$1,999,995
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,879
Acres	0.07
Year Built	1946
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Modern/High Tech
Status	Active

Community Information

Address	464 Hoffman Avenue
Area	SF District 5
Subdivision	Noe Valley
City	San Francisco
County	San Francisco
State	CA
Zip Code	94114

Amenities

Parking Spaces	1
Parking	Enclosed, Garage Door Opener, Independent, On Site (Single Family Only)
# of Garages	1

Interior

Appliances	Dishwasher, Disposal, Free-Standing Refrigerator, Gas Plumbed, Range Hood, Dryer, Washer
Heating	Central
# of Stories	2

Exterior

Windows	Skylight(s)
Foundation	Concrete

Additional Information

Date Listed October 2nd, 2025

Listing Details

Listing Agent Luba Muzichenko

Listing Office Vanguard Properties

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