

# \$3,995,000 - 118-120 15th Avenue, San Francisco

MLS® #425083058

**\$3,995,000**

4 Bedroom, 6.00 Bathroom, 4,360 sqft

Residential Income on 0.05 Acres

Lake Street, San Francisco, CA

Refined modern living along coveted Lake Street! The main residence spans three levels, beginning with an open-plan main floor featuring a living room with bay window and a formal dining area enhanced by a striking gas fireplace. The open-plan kitchen is designed with quartz countertops, tile backsplash, a central island with seating, and a deluxe Thermador appliance suite. Adjacent, a family room with sliding glass doors overlooks the garden. A den/office, powder room, and coat closet complete the level. Upstairs are three bedrooms, three baths, and a laundry room. One bedroom has an ensuite bath with shower, and the other bedroom offers a bay window, walk-in closet, and ensuite bath with shower over tub. A serene primary suite is appointed with an oversized walk-in closet, and a spa-like bath with double vanity, soaking tub, and glass-enclosed rain shower. The top floor features a large family room with a wet bar, a half bath, and French doors to an expansive roof deck. On the garden level, a separate second unit is perfect for guests, in-laws, or income, with one bedroom, den or office, full bath, a kitchen with Bertazzoni range, and sliding doors to the garden. Roomy 1-car garage. Incredible location steps from the Presidio, Mountain Lake Park, and Clement Street shops and dining.

Built in 1906

## Essential Information



|                |                         |
|----------------|-------------------------|
| MLS® #         | 425083058               |
| Price          | \$3,995,000             |
| Bedrooms       | 4                       |
| Bathrooms      | 6.00                    |
| Full Baths     | 4                       |
| Square Footage | 4,360                   |
| Acres          | 0.05                    |
| Year Built     | 1906                    |
| Type           | Residential Income      |
| Sub-Type       | Duplex                  |
| Style          | Contemporary, Edwardian |
| Status         | Active                  |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 118-120 15th Avenue |
| Area        | SF District 1       |
| Subdivision | Lake Street         |
| City        | San Francisco       |
| County      | San Francisco       |
| State       | CA                  |
| Zip Code    | 94118               |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Utilities      | City                                 |
| Parking Spaces | 1                                    |
| Parking        | Attached, Garage, Garage Door Opener |

### Interior

|            |               |
|------------|---------------|
| Appliances | Dishwasher    |
| Heating    | Central       |
| Stories    | Three Or More |

### Exterior

|                 |                                   |
|-----------------|-----------------------------------|
| Lot Description | Garden, Landscaped, Shape Regular |
| Windows         | Double Pane Windows               |
| Foundation      | Concrete                          |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 20th, 2025 |
|-------------|--------------------|

**Listing Details**

Listing Agent        Nina Hatvany  
Listing Office        Compass

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