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## Luxurious Lake District Edwardian comes with bonus of income suite

John Ferri, BlockShopper.com  
Sunday, March 4, 2012

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Inside, an open-concept floor plan creates a spacious living arrangement.

**641-643 Lake St.,  
San Francisco -  
\$2.595 million (also  
available  
separately)**

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**The basics:** This two-unit Edwardian has been extensively renovated with stunning results, creating a combined home and income suite in the popular Lake District. Thoughtful upgrades were incorporated using luxury

materials and warm colors along with modern styles and features that blend with the original architecture.

According to listing agent Carolyn Adducci, that is what the developer, Joe Root of Cottage Coastal Builders, had in mind when he purchased this property in the spring of 2011. In looking for the right property, the formula has to be there, Adducci said. "The property has to have added value or room to expand within the envelope of the building."

The Edwardian fit the bill perfectly. It was built in 1909 and was in the same family for more than 50 years. The property was vacant and in original condition when Root bought it.

With a plan designed by architect Steven Whitney and implemented by Doherty Construction, more than 700 square feet were added. That space became a lower-level master suite with a luxury bath, a walk-in closet and storage rooms.

Adducci said the idea is for a homeowner to make the investment, live in one flat and rent the other. However, the properties may be purchased separately; the lower-level main flat for \$1.32 million and the upper flat at \$1.275 million.

Each flat has three bedrooms and two baths in about 2,000 square feet. The colors, chosen by Kathleen Gevertz of KAG Designs, are warm grays and bright

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white, with mono-coat walnut hardwood flooring flecked with gray.

Gevertz used a variety of materials, including the latest ceramic tiles and marble, throughout. In both kitchens, walls were removed to offer an open flow. Outfitted in true chef's style, the rooms have Chroma stone surfaces, custom cabinetry, deluxe appliances and tiled backsplashes.

There is a stone fireplace and new dual-glazed windows. Recessed lighting and designer light fixtures appear throughout the home.

The developer installed only high-quality utilities, including Carrier high-efficiency heaters, Takagi on-demand water heaters, and Fisher & Paykel, Bertazzoni, Zephyr and Bosch appliances.

A Wayne Dalton Carriage House garage door was utilized, as were Jeld-Wen dual-pane windows. Those touches are in addition to the extensive structural upgrades to the building. Outside space includes a large, landscaped yard and a roof deck.

Located on a tree-lined street with Mountain Lake Park nearby, the property is just 15 minutes from downtown. Also close are the conveniences of Laurel Village. Park Presidio, just down the street, offers easy access for commuting north or south. While the tranquil neighborhood has a peaceful suburban feel, the de Young Museum and Golden Gate Park are minutes away.

**What you'll love about it:** Income from the second suite.

**Size:** This six-bedroom, four-bath home offers 4,100 feet of space in two units.

**Open house:** 1 to 4 p.m. Sunday

**Listing agent:** Carolyn Adducci of Paragon Real Estate Group. (415) 531-9797, [cadducci@paragon-re.com](mailto:cadducci@paragon-re.com), [www.carolynadducci.com](http://www.carolynadducci.com).

This article appeared on page **KJ - 1** of the San Francisco Chronicle

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