Ugly duckling no longer

Pacific Heights Victorian reworked from top to bottom

By Jeremy Schnitker

For years, the small Victorian home at 1847 Scott St. in Lower Pacific Heights languished vacant and largely neglected in a neighborhood lined with updated and renovated homes from the same era that now sell for millions. It was the ugly duckling of the block. But that is no longer the case.

In late March, the structure, built in 1900, was purchased by a group of investors for $795,000, and San Francisco-based builder Structure GC, which was part of the purchasing group, began an extensive renovation on the home just three days after closing on the deal.

After a seven-month renovation that modernized the interior of the three-bedroom, four-bath property, the home hit the market just over a week ago with a $1.995 million price tag. Vanguard Properties agent Keely Ferguson is listing the home.

"It was pretty much just a boarded-up shell for about eight years until March," Ferguson said. "The only way you could get into it was climbing up through a ladder and getting in the garage ceiling." These days, you enter the home through a foyer with a modern wood shelving unit. The foyer leads to an open main level that houses a joint living room, dining room and kitchen. That part of the house is the favorite of Structure GC founder and president Michael Plotina.

"Our goal was to expand the square footage of the existing structure and make the home as contemporary as possible, and part of that was creating an open main level that had easy flow for each of those three rooms," he said.

The home's split-level design allows for a lot of natural light to get into the home and for there to be outdoor access from multiple rooms. The breakfast room's glass doors open to a rear deck, and the master bedroom also has deck access. A lower-level family room also opens up to the outdoors.

The main-level living room features custom cabinetry and decorative fireplace features. The kitchen has choby cabinetry, white Caesarstone countertops and Sharp microwave drawer.

The main-floor living room connects to the kitchen and has recessed lighting built-in shelving and a fireplace feature.

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The kitchen features stainless steel appliances, updated hardware and a modern, open feel that leads to the living room.

"The goal was to make it a truly modern home, and while it's technically a remodel behind a vintage facade, the place is essentially a new-construction home," Ferguson said. "But while a lot of modern houses feel cold and stark, many of the people that have visited say that it feels very warm for a new home."

That probably has to do with the light painting schemes and oak hardwood flooring.

"The whole property was designed by guys, but it really has a feminine feel to it," Ferguson said.

The interior was designed by San Francisco-based designer Sasha Plotina.

Each of the home's bedrooms is located on the upper levels of the home and has an adjacent bathroom. The private top-floor master suite comes with skylights, a tiled deck with eastern views, a walk-in closet and bathroom. That master bathroom is Ferguson's favorite spot in the property.

"It has that great large shower stall, a big tub and double vanity," she said.

The bathtub was made by Zuma, while the shower has a Toto steam six-jet shower system. The bathroom also has gray porcelain mosaic tile.

Ferguson is also partial to the home's centralized audio system with built-in ceiling speakers and the home theater in the family room. It's the same system she has in her home.

"People are also attracted to the fireplace feature in the living room, which isn't gas or wood-burning, it's just sort of there for the ambiance," she said. The home also comes with in-floor radiant heating.

The property, which is four blocks from Fillmore Street and the Fillmore Auditorium, has a two-car garage with additional storage space.

Ferguson said the location is one of the biggest draws for potential buyers, which she said are typically couples in their thirties or early forties.

"People that age really like being near Pacific Heights and within walking distance to the shopping that's right around here," she said. "And they want to move into something that's completely done.

The biggest challenge for people at that age in the San Francisco market is that they want to live in a modern house like that, but the majority of these places exist in SoMa, or maybe in Noe Valley, which is a little too far away from the financial district for people that work down there. It's hard to find modern homes in older neighborhoods like this one."

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