Lofty ambition

With 8,200 square feet, opportunities for Mission District studio are endless.

What You Can Buy

Two-bedroom Traditional in Parkside for $799,000; Victorian home in Central Sunset for $779,000.

What You Can Rent

Airy, one-bedroom loft in SoMA for $3,500; one-bedroom flat in Corona Heights at $2,495.

The open studio, which is currently used as a photography studio, offers an 8,200-square-foot canvas for any buyer who doesn’t desire glitz.
Listing agent Antoine Crumeyrolle says the industrial loft is ideal for a young buyer who wants a home to make his own, something that is special and creative.

Endless opportunities

8,200-square-foot industrial residence offers a blank canvas for a creative, motivated owner

By Michael Freeze
BLOCKSHOPPER.COM

Listing agent Antoine Crumeyrolle opens a custom-made steel door and strolls into the 8,200-square-foot residence at 1417 15th St. Entering the wide open studio with soaring ceilings can spark the wildest of imaginations.

“I would say this is a very industrial loft,” Crumeyrolle said of the property, located in the trendy Media Gulch. “It is not your usual cookie cutter. The size alone is unusual for homes like these.”

Currently used as a photography studio, the space is a ready-made design project for any buyer who has a creative passion but doesn’t desire glitz.

“You could have yourself a 5,000-square-foot space in New York or a high-rise here in San Francisco, but today’s buyer is looking for something...
Priced at $3.2 million, the loft’s design details capture the vibe of the Mission District. However, its location in the middle of the block buffers it from traffic noise. Currently used as a photography studio, the 8,200-square-foot loft home includes a wide-open 3,000-square-foot studio space (below) with spacious ceilings.

more understated,” said Crumeyrolle of the Cotter Crumeyrolle Group at Vanguard Properties. “The demand for a young, successful type is not to be like everyone else. They want a home to make their own, something that is special and creative.”

Crumeyrolle said the personality of the four-bedroom, 3.5-bath home is evident in the steel form structure, which blends with wood-beam ceilings and sandblasted walls.

“The wide open space on the main level captures the light, especially in the studio area,” he said. “The white skylights fit the studio space perfectly.”

The openness of the main level flows into an eat-in gourmet kitchen that includes a six-burner Vulcan gas range, a French farmer Basin sink and poured concrete counters.

The main level also includes a large storage room with a Bosch front-loading washer/dryer; a separate dark room and a full bathroom.

The second level features a living area that brings in natural light from above. The bedrooms are nestled in the rear of the home.

“The master, as well as the other bedrooms, have a more intimate feel to them,” Crumeyrolle said. “The emphasis is not on how big the room can be. It’s meant to have a quiet feel, from the windows to the hardwood floors — pretty simple.”

The second floor also includes a wood-burning gas fireplace, wet bar and exposed beam ceiling. The area is ideal for a business casual atmosphere, with a large office that features multiple work stations and a conference room that could be used for film viewing.

Priced at $3.2 million, the loft, Crumeyrolle said, captures the vibe of the Mission District. But because it’s located in the middle of the block, the property is conveniently away from traffic and includes a three-car parking space.

“The Mission District is a very vibrant area,” he said. “It is very close, walking distance, to the Valencia corridor, where you have many places to eat and shop. You can take a walk and find many activities to get into.”

For more information, contact listing agent Antoine Crumeyrolle of the Cotter Crumeyrolle Group at Vanguard Properties, (415) 321-7036, antoine@vanguardsf.com, or check out the property online at www.vanguardsf.com.