

AERIAL CANVAS

19 Belvedere Avenue

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Award-winning, mid-century modern masterpiece beckons from Belvedere Island.

In 1956, esteemed architect, Henrik Bull, set out to create a private residence for his close friend on the idyllic, rocky island. The result? A timeless ode to nature beautifully encased in wood and glass. Today, the architecturally significant home, with views spanning across the San Francisco Bay, has been meticulously restored and remodeled.

The wood-clad exterior provides a tasteful yet unassuming introduction to this hallmark for Bay Area Modernism. Bull emphasized the importance of topographical sensitivity: buildings that belong. After passing through the private courtyard and into a sky-lit foyer, you'll realize that 19 Belvedere accomplishes just that. Floor-to-ceiling windows, sliders, and protruding clerestory windows stretch across the entire western-facing side, casting unique shadows throughout the day on the black and white, minimalist interior.

The "down to the studs" remodel was a remarkable undertaking. For the first floor, this distinguished open-concept design incorporates the living room, dining room, and kitchen—all with unobstructed vistas stretching from Mount Tamalpais to Fort Mason. When you happen to turn away from the bay, a large mirror installed above the concrete block and newly iron-wrapped fireplace will reflect the incredible views reconnecting you with your natural surroundings. Follow dark walnut floors into the sky-lit and black quartzite countertop-lined kitchen where Miele appliances are seamlessly integrated alongside the sleek, ash wood cabinetry.

The extensive upper deck acts as a continuation of the interior. Spend some time in the warmth of the sun before venturing down to the bedrooms. Pass by the exquisite powder room and feel the

cool touch of the new, glass-and-metal railing as you descend the well-lit staircase, or take advantage of the elevator which drops you directly across from the primary suite.

Consistent with the floor above, the lower level has been entirely renovated with modern, high-end features: integrated Aion LED lighting, elegant Forbes & Lomax switches, and custom Italian Poliform cabinets. Both bedrooms frame the natural surroundings and grant access to the covered deck where exposed steel beams reveal the home's intricate design.

Tour the envy-inducing primary suit where you'll be blown away by the luxurious dressing room with a glass, front-lit closet. The spa-like ensuite has a double sink, custom vanity, a glass-framed ADA shower, and offers multiple access points, one of which leads to a private porch with mesmerizing views as well as a side patio.

Take the flagstone path through the Oak and Japanese Maple studded garden designed by the highly sought-after landscape designer, Brandon Tyson, to arrive at the custom hot tub and sunning area.

Creative vision, quality materials, and a spectacular location culminate in this awe-inspiring architectural feat. This is a home unlike any other. A home that exhilarates and inspires.

Additional Custom Features:

- 2 bedrooms, 2.5 bathrooms, 2,456 sq ft, 10,402 sq ft lot
- Attached 2-car garage with Redwood paneling and workstation and Tesla charger
- Completely renovated in 2017
- Air conditioning with new engineered intake vent
- Enclosed gym/meditation room off primary suite
- Security door entrance, camera surveillance & alarm
- Custom Roman shades
- Custom Poliform Closets in both bedrooms w/ leather-lined drawers
- Matching custom Ash headboard & console in primary bedroom
- New battery operated blinds in both bedrooms
- Custom flagstone paths & stone meditation bench
- New flat roof
- Fence outdoor lighting
- Additional closet added in hallway
- Newly built additional work out space and storage room
- Award-winning Reed School District

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Award-winning, mid-century modern masterpiece beckons from Belvedere Island. This architecturally significant 2BD/2.5 BA home, with views stretching from Mount Tamalpais to Fort Mason, has been meticulously restored & remodeled. Floor-to-ceiling windows, sliders, & clerestory windows stretch across the western-facing side, casting unique shadows throughout the day on the open concept interior. Extensive decks create seamless indoor-outdoor living. Stairs/elevator grant access to lower, bedroom level featuring custom Italian Poliform cabinets & bay views. Unbelievable primary suite offers luxurious dressing room with a glass, front-lit closet, spa-like ensuite with glass-encased ADA shower, & a private enclosed deck. Take a flagstone path through the lush, Oak & Japanese maple studded garden, designed by Brandon Tyson, down to the sunning patio with a custom hot tub! Quality materials, high-end appliances, & an idyllic location combine to create this awe-inspiring, architectural feat.