

\$4.5 Million Homes in California

An Italianate house in San Francisco, a contemporary house on 42 acres in Carmel Valley and a post-and-beam house in Santa Barbara.

Feb. 24, 2025



San Francisco | \$4.495 million

An Italianate house built in 1872, on 0.1 acres

This four-bedroom, five-and-a-half-bathroom house is in the Mission District, half a mile from Mission Dolores Park and within walking distance of a movie theater, the Tartine Bakery and numerous coffee shops and bars. The sellers' renovations began in 2017, resulting in new tile, wallpaper, plumbing, electrical and

HVAC systems, and an expanded lower level with a full bedroom and bathroom. Much original millwork is in good condition, and several chandeliers are original too.

The nearest BART station, 16th St. Mission, is a 15-minute walk, and the Castro and Noe Valley take 30-minutes. The Civic Center neighborhood is 20 minutes away via public transit.

Size: 5,158 square feet

Price per square foot: \$871

Indoors: The street-facing garage is painted with a mural, and gated steps lead from it to a red brick terrace. The home's front door, set beneath an arched transom window, opens to the foyer, with stairs leading to the upper levels.

The formal living room, off the foyer, has a fireplace with a marble mantel, and a bay of windows overlooking a terrace. The ceilings are high, and hardwood floors continue through a wide, column-flanked doorway into the formal dining room, which has a fireplace.

At the back of this level is the kitchen, with another fireplace and new appliances, including a stainless steel ILVE range with a gas cooktop. There's a sitting area and double doors that open to a side patio. A powder room is off the foyer, with black and white Ann Saks tiles and Fornasetti wallpaper.

At the top of the staircase with its original wood banister is the primary bedroom. It has a brass chandelier, a fireplace and a full bathroom.

A bedroom room with good closet space is next door, and has a full bathroom beside it. Another bedroom, with a balcony, and another full bathroom are also on this level, as is a laundry room.

The attic level, with skylights, is set up as a den, and the bathroom here has a walk-in shower. The lowest level of the house has an 800-bottle wine cellar, another bedroom, another full bathroom, and could be a separate apartment.

Outdoor space: The brick patio at the front of the house is enclosed by a wrought-iron fence. The side patio is paved and separated from the back deck by a small grass yard. The garage holds two cars.

Taxes: \$56,184 (estimated)

Contact: Lamisse Droubi, [Generation Real Estate](#), 415-400-4069



Carmel Valley | \$4.5 million

A contemporary house built in 2000, on 42 acres

This four-bedroom, four-and-a-half-bathroom house is in the hills of Carmel Valley, a 15-minute drive from the center of town. The property has gardens, several outbuildings and space for more. Hiking and riding trails are nearby. Carmel Valley Village is home to inns, restaurants, wine tasting rooms and is a starting point for regional wine tours.

Carmel-by-the-Sea, on the Monterey Peninsula, is half an hour by car, and downtown Monterey takes 40 minutes. San Jose takes less than two hours, and Big Sur takes less than 90 minutes.

Size: 6,160 square feet

Price per square foot: \$731

Indoors: A long gated driveway leads to the house.

Double doors open to the foyer, and to one side is a sitting room with high ceilings and a gas fireplace. The floors are tile and sliding-glass doors open to one of several patios. Around the corner is the main living room, with Western Red Cedar ceilings, its own gas fireplace and tall windows facing the grounds.

The living room faces the kitchen, which has a center island and a breakfast bar with space for three. The appliances, including a built-in Wolf gas cooktop, are stainless steel, and a butler's pantry offers additional storage. On the other side of the kitchen is a dining area with wooden chair rail molding. A half bathroom is also on this level.

A hallway from the dining area reaches the primary suite, where windows overlook a private deck and the distant landscape. The bedroom fits a king-size bed and a sitting area, and the attached bathroom has a soaking tub, a shower and access to a walk-in closet.

A room next to the primary suite is now a home office, and at the other end of this level is a den with a fireplace. Three more bedrooms are also on this side of the house, one with an en suite bathroom and the others sharing a bathroom with a double vanity. The lower level holds a wine cellar and more storage space.

Outdoor space: Steps lead from the house to an in-ground infinity-edge swimming pool and a pool house with a shower. Elsewhere are several stone patios, a three-car garage, a carport, a vegetable garden and a greenhouse.

Taxes: \$56,256 (estimated)

Contact: Courtney Stanley, [Sotheby's International Realty — Carmel Valley Brokerage](#), 831-293-3030



Santa Barbara | \$4.495 million

A 1965 post-and-beam house, on one acre

This three-bedroom, three-bathroom house is in Hope Ranch, 15 minutes from downtown Santa Barbara. The house was designed by the architect Richard Bliss Nelson, whose other local buildings include the Santa Barbara Yacht Club and buildings on UC Santa Barbara's campus. La Cumbre Country Club is a five-minute drive, and several beaches are within a 10-minutes. Whole Foods and Bristol Farms supermarkets are nearby, as are flea markets and sporting events at Earl Warren Showgrounds.

Solvang, Ojai, and Thousand Oaks are all around a one-hour drive, while Los Angeles takes around two.

Size: 3,216 square feet

Price per square foot: \$1,398

Indoors: This home's garage faces the street, with a paved path leading from the driveway to the entry, on the side of the house. Inside, the living room has windows on three walls plus wood-paneled ceilings and exposed beams, both painted white. A gas fireplace stands in the center of the space, and behind it is a dining room with access to the kitchen.

Both dining room and kitchen have skylights and windows with wood shutters. The kitchen has a built-in cooktop and a wall oven.

The primary suite is also on this level. Its large windows overlook the deck, with additional light from clerestory windows. A walk-in closet is attached, as is a bathroom with a double vanity and a walk-in shower.

A guest bedroom, now a home office, is also on this level, with a wall of shelving and an en suite bathroom. The third bedroom is on the lower level. It has its own exterior entrance, a bathroom, a sitting area and access to a patio and hot tub.

Outdoor space: A door opens from the living room to a deck with views of neighboring hillsides. It's big enough for outdoor dining, as is the lower level's patio. Mature fruit trees surround the house, including several avocado trees. The property could hold a pool or an accessory dwelling unit, and the garage fits two cars.

Taxes: \$56,184 (estimated)

Contact: Kelly Knight, [Knight Real Estate Group, Berkshire Hathaway HomeServices California Properties](#), 805-895-4406

For weekly email updates on residential real estate news, [sign up here](#).