

Real Estate

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Sound Off:
How do you
mentor new
Realtors? **M2**

Reimagined, remodeled in S.F. Parkside home blends period details, modern feel **M4**



STEPH DEWEY / REFLEX IMAGING

2631 Ulloa St. in San Francisco's Parkside neighborhood was transformed from a single-story one-bedroom to a four-bedroom residence spanning two levels. The home also includes a side garden and a one-car garage.



Christian Klugmann Architectural
Photography

Designer Profile

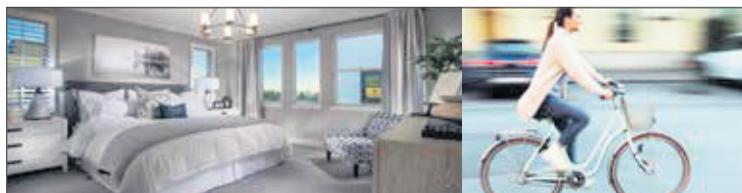
Berkeley-based architect and designer John Newton likes to infuse classical details into homes **N1**



Anthony Halawa

Price Point

Five-bedroom home in Los Altos spotlights outdoor entertainment with a patio, pool, hot tub **M3**



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COVER STORY

Spanish Mediterranean with modern updates

Developer Barney Damos knew exactly what he was going to do when it came to 2631 Ulloa St. in San Francisco's Parkside neighborhood. He and his team at Dreamteam Development Group would transform the two-story one-bedroom down to its studs and reimagine the residence as a grand four-bedroom blending Spanish Mediterranean elegance with contemporary sensibilities.

"The main goal was to enhance period details with a modern floor plan and finishes," said Barney Damos, who collaborated with his brother Joe Damos and his business partner Jeff Sternberg on the endeavor. "The windows had been clad with aluminum in the 1970s, we brought back wood-clad windows and added elements like wrought-iron that's characteristic of the Spanish Mediterranean style."

The end result is a revitalized 2,100-square-foot residence boasting a modern kitchen, efficient LED lighting, all new smarthome systems and an underpinned foundation. Two of the home's four bedrooms enjoy en suite bathrooms, with one of these bedrooms opening to a side patio and low-maintenance garden. The fourth bedroom, located on the lower level, could serve as a media room, while the laundry room provides enough space for a desk.

Making effective use of every square foot is one of Barney Damos' passions, that's why he and his team opted to excavate the existing structure, enabling them to modernize the foundation and, most importantly, add a lower level.

"I'd say about 85% of homes in San Francisco have wasted space in the basement or with unwarranted rooms," he said.



STEPH DEWEY / REFLEX IMAGING

2631 Ulloa continues on M6

A dining area off the contemporary kitchen is brightened by a picture window and recessed LED lights.

COVER STORY

Details

Address: 2631 Ulloa St., Parkside, San Francisco.

Price: \$1.549 million.

Features: Reimagined four-bedroom, four-bathroom Spanish Mediterranean blending period details with contemporary conveniences. Two of the bedrooms feature en suite bathrooms, while the sleek, modern kitchen comes equipped with stainless steel appliances, quartz counters, soft-close custom cabinetry, a subway tile backsplash and a farmhouse sink. The main level's flowing floor plan includes a living room that steps out to a covered front deck through a pair of wood-framed doors. The listing also includes a side garden and a one-car garage.

Open home: 1 to 4 p.m. Sunday, Sept 1



STEPH DEWEY / REFLEX IMAGING

2631 Ulloa from page M4

"The footprint is typically up-stairs in San Francisco homes, and our gameplay was to capture as much living space as possible."

European oak flooring lines the main level's flowing floor plan. A pair of wood-framed doors in the living room open to a front deck overlooking the neighborhood. Across the way, picture windows brighten the dining area and a kitchen finished with quartz counters, soft-close cabinetry, stainless steel appliances, a farmhouse sink and a subway tile backsplash.

Read more at www.2631ulloastreet.com.

Listing agent: Zara Rowbotham, Vanguard Properties, 415-418-8865, zarasrealestate@gmail.com; Judson Cassels, Vanguard Properties, 415-508-6372, judson@casselsrealty.com.

Above: The living room, which features a pair of sliding glass doors opening to a deck, stands beside the dining area and kitchen. **Below left:** The lower level of the reimagined home in San Francisco's Parkside neighborhood features a fourth bedroom that could serve as a media room. **Below right:** A low-maintenance garden and patio stretch beside the four-bedroom home in Parkside.

