

**Client 5-Up Residential**

16 Laurel Ave X St: San Rafael Avenue Belvedere / A0100 S Condo/Coop DOM: 37 \$1,395,000



BD: 3 BA: 3/0 RMS: 5 FP: Y POOL: N SQFT: 2127/N Lot Sz: 0 OLP: \$1,395,000  
 Stories: 3 Story Yr Built: 1989/O HOA/Amt: Yes/ \$765.00/Monthly Subdiv:  
 Gar/Prkg: 2 Car, Garage, Detached, Off S2nd Unit on Lot: No Lot Desc: Level  
 Roof: Composition Heat/Cool: Central Heat  
 Restrict: Oth Struct: Gazebo  
 District: Reed Unit/Blk/Lot: COE: 10/05/06 Sales Price: \$1,385,000

This is an end unit of only four on the site of the Old Belvedere School. These are upscale townhomes with attention to the finish and details. This a great way to be in Belvedere without the hassle of a large home and a great alternative to a sophisticated flat in The City. The living area is open and light with beautifully finished hardwood floors. The third bedroom is a loft area with full bath. Close to the park, transportation and town.

[Additional Pictures](#)

Dir: Take Tiburon Boulevard to San Rafael Avenue, turn R on Laurel, turn L into drive-way TBros: 627, D1 20629962

144 Bella Vista Ave X St: Fern Belvedere / A0100 S Single Family DOM: 113 \$1,695,000



BD: 6 BA: 3/0 RMS: 8 FP: Y POOL: N SQFT: 2140/T Lot Sz: 6578 / 0.151 OLP: \$1,795,000  
 Stories: 2 Story Yr Built: 1947/T HOA/Amt: No/ \$0.00/ Subdiv:  
 Gar/Prkg: 2 Car, Uncovered, Deck(s), Off 2nd Unit on Lot: No Lot Desc: Downslope  
 Roof: Shake Heat/Cool: Central Heat  
 Restrict: Oth Struct: None  
 District: Tamalpais Un Unit/Blk/Lot: COE: 09/27/06 Sales Price: \$1,600,000

Rare Belvedere Cove view lot with fixable but very tired house...lots of potential for this gem located among the oldest mansions of Belvedere Island...Tear it down or fix it up...

[Additional Pictures](#)

Dir: San Rafael to Laurel to Oak to Bella Vista (L) TBros: 627, D1 20618797

11 Toyon Ave X St: Bella Vista Belvedere / A0100 S Single Family DOM: 211 \$1,850,000



BD: 3 BA: 2/1 RMS: 7 FP: Y POOL: N SQFT: 2507/B Lot Sz: 6708 / 0.154 OLP: \$1,850,000  
 Stories: 2 Story Yr Built: 1954/T HOA/Amt: No/ \$0.00/ Subdiv:  
 Gar/Prkg: 1 Car, On Street 2nd Unit on Lot: Yes Lot Desc: Level, Downslope  
 Roof: Heat/Cool: Central Heat  
 Restrict: Oth Struct: Guest House/Unit(s)  
 District: Tamalpais Un Unit/Blk/Lot: COE: 11/30/06 Sales Price: \$1,625,000

Stunning cottage style architecture on the coveted West side of the island. This has all the checkoffs! Large, mostly level lot with gorgeous lush gardens and level lawns. High ceilings with tons of light and glass. Main rooms open to yard, making the whole property usable! Completely updated with tasteful finishes throughout. Detached one bedroom, one bath guest unit under garage. Shows beautifully. On street parking as well. Lovely views.

[Additional Pictures](#)

Dir: Beach Road to San Rafael. Left on Laurel to Oak. Left on Bella Vista, left on Toyon. TBros: 627, D1 20612266

120 Bayview Ave X St: Laurel Belvedere / A0100 S Single Family DOM: 42 \$1,695,000



BD: 2 BA: 1/1 RMS: 5 FP: Y POOL: N SQFT: 1749/A Lot Sz: 5763 / 0.132 OLP: \$1,795,000  
 Stories: 2 Story Yr Built: 1938/T HOA/Amt: No/ \$0.00/ Subdiv:  
 Gar/Prkg: 1 Car, Garage 2nd Unit on Lot: No Lot Desc: Downslope  
 Roof: Heat/Cool: Central Heat  
 Restrict: Oth Struct: None  
 District: Unit/Blk/Lot: COE: 07/31/06 Sales Price: \$1,650,000

ENTICING NEW PRICE! This happily little home exudes warmth & charm w/lovely light-filled interiors, enchanting gardens and captivating Lagoon to Angel Island vistas from nearly every room. Superbly located close to town. Built in 1938 & sensitively remodeled in 1991. 2 BR + den/study & 1-car gar make it ideal for 1-2 people. Storybook windows & hardwood throughout. 2 fireplaces. Fab view deck, expansive patios. Big storage area down. It's magical!

[Additional Pictures](#)

Dir: Tiburon Blvd., Right San Rafael, Right Laurel, Left Bayview TBros: 627, D1 20613235

213 San Rafael Ave X St: Tiburon Blvd Belvedere / A0100 S Single Family DOM: 261 \$1,895,000



BD: 4 BA: 3/0 RMS: FP: Y POOL: N SQFT: 2332/O Lot Sz: 11326 / 0.260 OLP: \$2,150,000  
 Stories: 1 Story Yr Built: 1955/T HOA/Amt: No/ \$0.00/ Subdiv:  
 Gar/Prkg: 2 Spaces, Uncovered 2nd Unit on Lot: No Lot Desc: Upslope, Level, Private, Secluded  
 Roof: Heat/Cool: Radiant  
 Restrict: Oth Struct: None  
 District: Unit/Blk/Lot: COE: 03/03/06 Sales Price: \$1,750,000

Huge price reduction = best buy in Belvedere!!! Family living at its finest in this 4 bed/ 3 bath totally renovated home. Living/Dining & Family rooms have French doors that lead into backyard for indoor/outdoor living. Family oriented Street with short walk to park and waterfront plus only few steps from school and ferry bus.

[Additional Pictures](#)

Dir: Tiburon Blvd to San Rafael Ave TBros: 607, C7 20513398

Presented by : Janet R Williamson / Frank Howard Allen-Tiburon Phone: 415-435-1000  
 Information has not been verified, is not guaranteed, and is subject to change.  
 Copyright © 2006 Bay Area Real Estate Information Services, Inc. All rights reserved.  
 Copyright ©~YEAR~ Rapattoni Corporation. All rights reserved. 11/20/07 at 9:58am

135 Bayview Ave X St: Toyon Belvedere / A0100 S Single Family DOM: 18 \$1,795,000



[Additional Pictures](#)

BD:3 BA: 2/1 RMS:7 FP: Y POOL:N SQFT: 2200/O Lot Sz:7187 / 0.165 OLP:\$1,795,000  
 Stories:1 Story Yr Built:1948/T HOA/Amt:No/ \$0.00/ Subdiv:  
 Gar/Prkg:1 Car, Off Street 2nd Unit on Lot:No Lot Desc:Level, Downslope  
 Roof: Heat/Cool: Central Heat  
 Restrict: Oth Struct:None  
 District: Tamalpais Un Unit/Blk/Lot: COE:06/01/06 Sales Price:\$1,795,000  
 This exquisite residence has been completely renovated utilizing stunning design finish work throughout! Truly a masterpiece, with extensive use of marble & waterworks fixtures. Designed as a modern cottage the home is just steps from town and the water. Large, open floorplan w/gourmet kitchen opening to dining and living room. Large family room. Gorgeous master suite. Great guest/exercise/art studio off garage. Gorgeous views. Level yard/patio.

Dir: Tiburon Blvd. Rt. on San Rafael. Rt. on Acacia. Left on Bayview. House on Rt side. TBros: 606, D3 20612330

215 San Rafael Ave X St: Marin Ave Belvedere / A0100 S Single Family DOM: 36 \$1,895,000



[Additional Pictures](#)

BD:4 BA: 2/1 RMS: FP: Y POOL:N SQFT: 2229/T Lot Sz:11979 / 0.275 OLP:\$1,895,000  
 Stories:1 Story Yr Built:1955/T HOA/Amt:No/ \$0.00/ Subdiv:  
 Gar/Prkg:2 Car, Other 2nd Unit on Lot:No Lot Desc:Upslope, Level  
 Roof: Heat/Cool: Central Heat  
 Restrict: Oth Struct:None  
 District: Tamalpais Un Unit/Blk/Lot: COE:08/09/06 Sales Price:\$1,865,000  
 Worth another look. Just staged. Wonderful remodeled family home in the flats of Belvedere. Gorgeous property in amazing location. Walk to town, the park, the bike path and the ferry. Move right into this four bedroom, two and one half bath home with eat in kitchen and large family room.

Dir: Tiburon Blvd. right on San Rafael Ave TBros: 607, C7 20622116

6 Edgewater Rd X St: San Rafael Belvedere / A0100 S Single Family DOM: 335 \$2,100,000



[Additional Pictures](#)

BD:3 BA: 2/0 RMS:5 FP: Y POOL:N SQFT: 2156/T Lot Sz:7013 / 0.161 OLP:\$2,199,000  
 Stories:1 Story Yr Built:1950/T HOA/Amt:Yes/ \$66.00/Monthly Subdiv:  
 Gar/Prkg:Carports, 2 Spaces 2nd Unit on Lot:No Lot Desc:Other  
 Roof: Heat/Cool: Central Heat  
 Restrict: Oth Struct:Other  
 District: Tamalpais Un Unit/Blk/Lot: COE:01/31/06 Sales Price:\$1,925,000  
 Original ranch style home on Belvedere Lagoon.Live in as is or ready to be remodelled. Plans to rebuild a 3/3.5 Med. Style villa ( see photograph). Excellent location, close to all amenities.

Dir: Tib. Blvd., Rt. San Rafael Ave., Left Edgewater TBros: 607, C7 20500550

430 Bella Vista Ave X St: Beach Belvedere / A0100 S Single Family DOM: 234 \$2,174,000



[Additional Pictures](#)

BD:3 BA: 3/0 RMS:7 FP: Y POOL:N SQFT: 2889/T Lot Sz:7405 / 0.170 OLP:\$2,249,000  
 Stories:2 Story Yr Built:1959/T HOA/Amt:No/ \$0.00/ Subdiv:  
 Gar/Prkg:2 Car, Garage, Attached, Auto2nd Unit on Lot:No Lot Desc:Downslope  
 Roof:Shingle Heat/Cool: Central Heat, Gas  
 Restrict: Oth Struct:None  
 District: Reed Unit/Blk/Lot: COE:06/27/06 Sales Price:\$2,000,000  
 This sheltered private Asian style 3BR/3BA home has wonderful views of Belvedere Cove, Yacht Clubs and Angel Island. Stunningly remodeled with bamboo floors, pearwood and bamboo built-in tansus, custom Poggenpohl kitchen, state of the art appliances, Japanese meditation gardens, wine vault, two car garage, media/family room and street to street lot.

Dir: Tiburon Blvd R. Beach, R. Bella Vista TBros: 627, E2 20533292

36 Bayview Ave X St: Golden Gate Belvedere / A0100 S Single Family DOM: 108 \$2,250,000



[Additional Pictures](#)

BD:4 BA: 4/0 RMS:7 FP: Y POOL:Y SQFT: 2576/T Lot Sz:8136 / 0.187 OLP:\$2,250,000  
 Stories:2 Story Yr Built:1955/T HOA/Amt:No/ \$0.00/ Subdiv:  
 Gar/Prkg:2 Car, Attached 2nd Unit on Lot:No Lot Desc:Level  
 Roof:Composition Heat/Cool: Central Heat  
 Restrict: Oth Struct:Other  
 District: Tamalpais Un Unit/Blk/Lot: COE:02/16/06 Sales Price:\$2,050,000  
 A Heart and Soul family home on a great flat street in Belvedere just minutes from bikepath, park and town. 4 bedrooms, 4 baths, au pair/office. 2 car garage, pool, hot tub, landscaped yard and in move in condition.

Dir: San Rafael Avenue, right on Golden Gate, left on Bayview. TBros: 607, D7 20534009

Presented by : Janet R Williamson / Frank Howard Allen-Tiburon Phone: 415-435-1000  
 Information has not been verified, is not guaranteed, and is subject to change.  
 Copyright © 2006 Bay Area Real Estate Information Services, Inc. All rights reserved.  
 Copyright ©~YEAR~ Rapattoni Corporation. All rights reserved. 11/20/07 at 9:58am

15 Bayview Ave X St: Golden Gate Belvedere / A0100 S Single Family DOM: 33 \$2,195,000



BD:3 BA: 2/0 RMS: FP: Y POOL:N SQFT: 2285/T Lot Sz:11040 / 0.253 OLP:\$2,195,000  
 Stories:1 Story Yr Built:1956/T HOA/Amt:No/ \$0.00/ Subdiv:  
 Gar/Prkg:2 Car, Garage, Detached, Auto2nd Unit on Lot:No Lot Desc:Upslope  
 Roof: Heat/Cool: Central Heat, Fireplace(s)  
 Restrict: Oth Struct:None

District: Unit/Blk/Lot: COE:07/06/06 Sales Price:\$2,150,000

One level 3BD/2BA remodeled contemporary home. The comfortable floor plan offers indoor/outdoor living at its best. Designer kitchen with high-end appliances, Granite counters & Limestone floors. Family room off kitchen/dining area. Fireplace in living & dining rooms. Master suite with walk-in closet, marble bathroom & deck. Hardwood floors. Level back yard with brick patio. Newly landscaped & painted exterior. Detached two-car garage w/storage.

[Additional Pictures](#)

Dir: Tiburon Blvd., R-San Rafael Ave., R-Golden Gate, L-Bayview Ave.

TBros: 607, C7 20617686

17 Tamalpais Ave X St: Golden Gate Belvedere / A0100 S Single Family DOM: 43 \$2,395,000



BD:4 BA: 2/0 RMS: FP: Y POOL:Y SQFT: 2463/T Lot Sz:13068 / 0.300 OLP:\$2,395,000  
 Stories:2 Story, Split Level Yr Built:1958/T HOA/Amt:No/ \$0.00/ Subdiv:  
 Gar/Prkg:2 Car, Attached, Carports, On2nd Unit on Lot:No Lot Desc:Upslope, Irregular

Roof:Tar & Gravel Heat/Cool: Ceiling Fan(s), Central Air, Central Heat, Fireplace(s), Gas

Restrict: Oth Struct:None

District: Tamalpais Un Unit/Blk/Lot: COE:06/30/06 Sales Price:\$2,262,500

This lovely Belvedere Island home sits in a magical & sunny setting w/ gorgeous views of Sausalito, Richardson Bay, Mt. Tam, and Tiburon hills. Featuring 4 bedrooms/2 bath, formal LR/DR, family room adjacent to kitchen, and beautifully landscaped backyard w/ black-bottom swimming pool. Great location. Award-winning Tiburon schools.

[Additional Pictures](#)

Dir: Tiburon Blvd - Rt on San Rafael - Rt on Golden Gate - Rt on Tamalpais

TBros: 607, C7 20614383

6 Crest Rd X St: Golden Gate Belvedere / A0100 S Single Family DOM: 141 \$2,780,000



BD:3 BA: 3/0 RMS: FP: Y POOL:N SQFT: 2421/T Lot Sz:19428 / 0.446 OLP:\$2,995,000  
 Stories:1 Story Yr Built:1952/T HOA/Amt:No/ \$0.00/ Subdiv:  
 Gar/Prkg:2 Car, Attached 2nd Unit on Lot:No Lot Desc:Level, Downslope

Roof:Composition Heat/Cool: Natural Gas

Restrict: Oth Struct:None

District: Tamalpais Un Unit/Blk/Lot: COE:02/27/06 Sales Price:\$2,400,000

Huge price reduction. Bring offers. Transformed into its original style of the 50's. Comfortable ranch type home on a wonderful level lot. New paint inside and out and staged for its era. Great views of Richardson Bay and Sausalito and GG Bridge. Ask lister about progress for undergrounding the utilities. Could remodel or start over with your dream home. Great new price.

Dir: san rafael ave to golden gate to crest

TBros: 627, D1 20531582

18 Cove Rd X St: Beach Belvedere / A0100 S Single Family DOM: 21 \$2,495,000



BD:2 BA: 2/0 RMS: FP: Y POOL:N SQFT: 1419/T Lot Sz:6882 / 0.158 OLP:\$2,495,000  
 Stories:1 Story Yr Built:1974/T HOA/Amt:Yes/ \$250.00/Monthly Subdiv:  
 Gar/Prkg:1 Car, Attached, Off Street2nd Unit on Lot:No Lot Desc:Level, Lakefront

Roof:Composition Heat/Cool: Central Heat

Restrict: Oth Struct:None

District: Tamalpais Un Unit/Blk/Lot: COE:05/23/06 Sales Price:\$2,584,000

This graceful home has a private front yard and large backyard with a covered loggia off the living room and a boat dock. The superior location offers a western exposure and lovely views of Belvedere Island and the Lagoon. The property is a short stroll to town, yacht clubs, restaurants and markets. There are 2 bedrooms, 2 full baths, and an eat-in kitchen, plus a one-car garage.

[Additional Pictures](#)

Dir: Tiburon Blvd to Beach Rd, right onto Cove

TBros: 627, D1 20612099

62 Peninsula Rd X St: Beach Belvedere / A0100 S Single Family DOM: 3 \$2,449,000



BD:4 BA: 2/0 RMS: FP: Y POOL:N SQFT: 2286/A Lot Sz:7405 / 0.170 OLP:\$1,449,000  
 Stories:2 Story Yr Built:1955/T HOA/Amt:Yes/ \$1,000.00/Yearly Subdiv:  
 Gar/Prkg:2 Car 2nd Unit on Lot:No Lot Desc:Level, Cul-De-Sac

Roof: Heat/Cool: Central Heat

Restrict: Oth Struct:None

District: Tamalpais Un Unit/Blk/Lot: COE:04/18/06 Sales Price:\$2,650,000

Wonderful waterfront lagoon home near the end of Peninsula. Prime opportunity never before on the market. Just update or completely renovate, either way a wonderful home on one of the best streets in Belvedere.

[Additional Pictures](#)

Dir: Tiburon Blvd., right on Beach, right on Peninsula

TBros: 607, D7 20608045

Presented by : Janet R Williamson / Frank Howard Allen-Tiburon Phone: 415-435-1000

Information has not been verified, is not guaranteed, and is subject to change.

Copyright © 2006 Bay Area Real Estate Information Services, Inc. All rights reserved.

Copyright ©~YEAR~ Rapattoni Corporation. All rights reserved. 11/20/07 at 9:58am

**322 Beach Rd**

**X St:** Bella Vista **Belvedere / A0100 S Single Family DOM: 140 \$3,198,000**  
**BD:** 4 **BA:** 4/0 **RMS:** **FP:** Y **POOL:**N **SQFT:** 3781/T **Lot Sz:** **OLP:**\$3,500,000  
**Stories:** 3 Story **Yr Built:** 1901/T **HOA/Amt:**No/ \$0.00/ **Subdiv:**  
**Gar/Prkg:**2 Car **2nd Unit on Lot:**No **Lot Desc:**Level, Downslope  
**Roof:** Shake **Heat/Cool:** Central Heat  
**Restrict:** **Oth Struct:** Other  
**District:** Tamalpais Un **Unit/Bik/Lot:** **COE:**06/15/06 **Sales Price:**\$2,800,000

New Price - Charm! Charm! Charm! First time on the market in thirty years. Classic waterfront Belvedere home. Originally built in in 1901, expanded and lovingly maintained. Ever changing views. Top floor is private master suite with sitting room/office, children's floor with two bedrooms/ family room. Cosy Library with fireplace opens to patio. Water's Edge studio and tiled patio. Double garage

[Additional Pictures](#)

**Dir:** Tib. Blvd. rt on Beach Road pass yacht club, to # 322. Or, rt San Rafael, Rt on Beach to #322.

**TBros:** 627, D1 20600274

**80 Lagoon Rd**

**X St:** San Rafael **Belvedere / A0100 S Single Family DOM: 40 \$2,975,000**  
**BD:** 3 **BA:** 2/1 **RMS:** **FP:** Y **POOL:**N **SQFT:** 2209/T **Lot Sz:**7536 / 0.173 **OLP:**\$2,975,000  
**Stories:** 1 Story **Yr Built:** 1957/T **HOA/Amt:**No/ \$0.00/ **Subdiv:**  
**Gar/Prkg:** **2nd Unit on Lot:**No **Lot Desc:**Level  
**Roof:** **Heat/Cool:** Radiant  
**Restrict:** **Oth Struct:**None  
**District:** Tamalpais Un **Unit/Bik/Lot:** **COE:**11/02/06 **Sales Price:**\$2,900,000

This is the one you have been waiting for! Terrific spot on the lagoon. Never before on market! Lovingly tended through the years. Move in now or create your dream home! Not to be missed. Terrific views across lagoon to Mt. nTam. Oh those sunsets! Vacant with lock box after brokers' open on 9/6. Lunch from Comforts!

[Additional Pictures](#)

**Dir:** Tiburon Blvd. to San Rafael Ave. to Lagoon

**TBros:** 607, D7 20632682

**226 Bayview Ave**

**X St:** Laurel **Belvedere / A0100 S Single Family DOM: 29 \$3,150,000**  
**BD:** 4 **BA:** 3/1 **RMS:** **FP:** Y **POOL:**N **SQFT:** 2494/B **Lot Sz:** 6250 / 0.143 **OLP:**\$3,150,000  
**Stories:** 3 Story **Yr Built:** 1994/O **HOA/Amt:**No/ \$0.00/ **Subdiv:** Belvedere Island  
**Gar/Prkg:** 2 Car, Garage, Attached **2nd Unit on Lot:**No **Lot Desc:**Downslope  
**Roof:** Tile **Heat/Cool:** Central Heat  
**Restrict:** **Oth Struct:** None  
**District:** Reed Union **Unit/Bik/Lot:** **COE:**06/13/06 **Sales Price:**\$2,925,000

This exquisite Belvedere Island view home is 12 years new. These original owners have lovingly cared for it. The master suite occupies the upper floor and has a private view deck. A chef's kitchen, breakfast eating area and family room with fireplace and deck, beautiful living room and formal dining room complete the main floor. The lower floor has three bedrooms and two baths. There is a two car garage at the street. www.226Bayview.com

[Additional Pictures](#)

**Dir:** San Rafael Avenue, up Laurel, left on Bayview

**TBros:** 627, D1 20615112

**499 Bella Vista Ave**

**X St:** Beach **Belvedere / A0100 S Single Family DOM: 147 \$3,100,000**  
**BD:** 4 **BA:** 4/0 **RMS:** 9 **FP:** Y **POOL:**N **SQFT:** 2700/A **Lot Sz:** 10411 / 0.239 **OLP:**\$3,100,000  
**Stories:** Multi Level **Yr Built:** 1958/T **HOA/Amt:**No/ \$0.00/ **Subdiv:**  
**Gar/Prkg:** 2 Car, Garage, Detached, Auto **2nd Unit on Lot:**No **Lot Desc:**Upslope, Secluded  
**Roof:** Shingle **Heat/Cool:** Central Heat, Fireplace(s), Gas, No Air Conditioning  
**Restrict:** **Oth Struct:** Greenhouse  
**District:** Tamalpais Union **Unit/Bik/Lot:** **COE:**07/11/06 **Sales Price:**\$2,950,000

Quintessential charming home placed prominently at the top of Belvedere, has incredible view of downtown Tiburon, 2 Yacht Clubs, Raccoon Straits, Angel Is, the East Bay Water Front, & Bay Bridge. Charming shingle roof, exposed beams, river rock, brick thruout, random plank hw floors, & recently remodeled baths & kitchen. Large brick patios, greenhouse, meandering gardens w/ fruit trees, grapes, berries, flowers & hot tub. Total privacy

[Additional Pictures](#)

**Dir:** Tiburon Blvd., R. Beach Rd. R. Bella Vista

**TBros:** 627, E2 20604636

**70 Lagoon Rd**

**X St:** Cove **Belvedere / A0100 S Single Family DOM: 16 \$3,195,000**  
**BD:** 3 **BA:** 3/0 **RMS:** **FP:** Y **POOL:**N **SQFT:** 3077/T **Lot Sz:** 7144 / 0.164 **OLP:**\$3,195,000  
**Stories:** 1 Story **Yr Built:** 1958/T **HOA/Amt:**Yes/ \$265.00/Quarterly **Subdiv:**  
**Gar/Prkg:** 2 Car **2nd Unit on Lot:**No **Lot Desc:**Level  
**Roof:** Other **Heat/Cool:** Baseboard Heaters  
**Restrict:** Other **Oth Struct:** Cabana  
**District:** Tamalpais Un **Unit/Bik/Lot:** **COE:**12/22/06 **Sales Price:**\$3,110,000

Not on the market in over 30 years, this one has it all: Southwestern exposure on the widest section of the Lagoon with Mt Tam views; One story house with the living room, dining room & master bedroom on the water side; 3 bedroom kid's wing (plus au pair qtrs w/ separate entry); large private interior garden; large boat dock; two car garage and much more...

[Additional Pictures](#)

**Dir:** Tiburon Blvd to Cove/Lagoon exit (R) to #70 Lagoon

**TBros:** 607, D7 20640230

**Presented by : Janet R Williamson / Frank Howard Allen-Tiburon Phone: 415-435-1000**  
**Information has not been verified, is not guaranteed, and is subject to change.**  
**Copyright © 2006 Bay Area Real Estate Information Services, Inc. All rights reserved.**  
**Copyright ©~YEAR~ Rapattoni Corporation. All rights reserved. 11/20/07 at 9:58am**

**43 W Shore Rd**
[Additional Pictures](#)

**X St:** san rafael ave **Belvedere / A0100 S Single Family DOM: 743 \$2,595,000**  
**BD:** 6 **BA:** 3/1 **RMS:** 12 **FP:** Y **POOL:**N **SQFT:** 4014/T **Lot Sz:** 9627 / 0.221 **OLP:**\$3,500,000  
**Stories:** 2 Story **Yr Built:** 1964/T **HOA/Amt:**No/ \$0.00/ **Subdiv:**  
**Gar/Prkg:**2 Car, Garage, Attached **2nd Unit on Lot:**No **Lot Desc:**Level, Bayfront  
**Roof:** Shingle **Heat/Cool:** Central Heat  
**Restrict:** **Oth Struct:** None  
**District:** REED **Unit/Blk/Lot:** **COE:**09/29/06 **Sales Price:**\$3,490,000  
 Fix up this large house with sheltered private garden plus a big pier and dock with fabulous Golden Gate Bridge & Bay views and access! Original owner built this level 5 bedroom house in the 60's. Sunny level premium outdoor living on the water side plus the secret garden on street side. Lots of parking. Leased land...can buy land now for additional \$1 M or continue to lease the land for appx 30 yrs @ appx \$10,000/year. Home Warranty included!

**Dir:** TIBURON BLVD TO SAN RAFAEL AVENUE (R) TO WEST SHORE (R) TO #43.

**TBros:** 627, E1 20422236
**30 Windward Rd**
[Additional Pictures](#)

**X St:** San Rafael Avenue **Belvedere / A0100 S Single Family DOM: 1 \$3,500,000**  
**BD:** 5 **BA:** 3/0 **RMS:** **FP:** Y **POOL:**N **SQFT:** 3626/T **Lot Sz:**9888 / 0.227 **OLP:**\$3,500,000  
**Stories:**2 Story **Yr Built:**1958/T **HOA/Amt:**Yes/ \$265.00/Quarterly**Subdiv:**  
**Gar/Prkg:**2 Car, Garage, Attached, Auto**2nd Unit on Lot:**No **Lot Desc:**Level, Corner, Cul-De-Sac, Lakefront, Private  
**Roof:**Tar & Gravel **Heat/Cool:** Central Heat, Natural Gas  
**Restrict:** **Oth Struct:**None  
**District:** Tamalpais Un **Unit/Blk/Lot:** **COE:**07/18/06 **Sales Price:**\$3,500,000  
 This charming, 5 bedroom, 3 bath home is located on a prime, corner lot on the serene & peaceful Belvedere Lagoon. The setting & living style is one of the most idyllic there is. The home has its own dock for boating & swimming & has a large, beautifully landscaped yard for outdoor entertaining, playing or just enjoying the peaceful vista.

**Dir:** No Show

**TBros:** 607, C7 20608672
**280 Belvedere Ave**
[Additional Pictures](#)

**X St:** Cliff Road **Belvedere / A0100 S Single Family DOM: 226 \$3,975,000**  
**BD:**4 **BA:** 4/2 **RMS:** 9 **FP:** Y **POOL:**N **SQFT:** 4850/O **Lot Sz:**15028 / 0.345**OLP:**\$4,300,000  
**Stories:**3 Story **Yr Built:**1986/T **HOA/Amt:**No/ \$0.00/ **Subdiv:**  
**Gar/Prkg:**2 Car, Attached, Interior Acce**2nd Unit on Lot:**No **Lot Desc:**Downslope  
**Roof:**Shake **Heat/Cool:** Central Heat, Natural Gas  
**Restrict:** **Oth Struct:**None  
**District:** Tamalpais Un **Unit/Blk/Lot:** **COE:**04/28/06 **Sales Price:**\$3,850,000  
 Best big house buy in Belvedere, almost 5000sf home on west side with fabulous views, spacious & good design. Recently updated, new roof, great privacy, detached office too. Well built by owner/architect, superb foundation, well engineered throughout, great entertaining house. Cook's kitchen with restaurant range. Wonderful cathedral living room. Lots of light. Decks everywhere - LR, dining, bedrooms.

**Dir:** San Rafael Ave up to 5 corners Belvedere Ave to driveway for 270 & 280 Belvedere, up to end.

**TBros:** 627, D1 20524480
**89 West Shore Rd**
[Additional Pictures](#)

**X St:** San Rafael **Belvedere / A0100 S Single Family DOM: 53 \$4,450,000**  
**BD:** 4 **BA:** 3/0 **RMS:** **FP:** Y **POOL:**N **SQFT:** 4175/B **Lot Sz:**13286 / 0.305**OLP:**\$4,450,000  
**Stories:**2 Story **Yr Built:**1965/T **HOA/Amt:**No/ \$0.00/ **Subdiv:**  
**Gar/Prkg:**3 Car, Garage, Attached, Auto**2nd Unit on Lot:**No **Lot Desc:**Bayfront  
**Roof:**Composition **Heat/Cool:** Central Heat  
**Restrict:** **Oth Struct:**None  
**District:** Reed **Unit/Blk/Lot:** **COE:**08/21/06 **Sales Price:**\$4,200,000  
 Rare opportunity to buy waterfront home&land(1st time this land is offered)at exclusive south end of West Shore Rd.Newly renovated home w/floating dock,deep-water access,boat lift,new paint,wood floors.Almost every room has fantastic views of San Francisco,GG Bridge,Sausalito,Mt.Tam & Bay. Home comes with plans to add 5th bedroom. Lot size&sq ft of house not verified by listing agent.Seller is licensed Realtor but is not acting in such capacity.

**Dir:** Hwy.101 to Tiburon Blvd., East on Tiburon Blvd., Right on San Rafael, Right on West Shore, near end.

**TBros:** 627, C1 20620474
**88 West Shore Rd**
[Additional Pictures](#)

**X St:** San Rafael Ave **Belvedere / A0100 S Single Family DOM: 441 \$4,895,000**  
**BD:** 4 **BA:** 5/1 **RMS:** 10 **FP:** Y **POOL:**N **SQFT:** 4371/T **Lot Sz:**15115 / 0.347**OLP:**\$5,650,000  
**Stories:**3 Story **Yr Built:**2001/T **HOA/Amt:**No/ \$0.00/ **Subdiv:**  
**Gar/Prkg:**2 Car, Garage, Attached, Auto**2nd Unit on Lot:**No **Lot Desc:**Downslope  
**Roof:**Cement **Heat/Cool:** Radiant  
**Restrict:** **Oth Struct:**None  
**District:** Reed **Unit/Blk/Lot:** **COE:**06/29/06 **Sales Price:**\$4,350,000  
 Located on Belvedere Island's west shore, this recently completed 4BR/5.5BA stately home features the finest and most elegant finishes imaginable. Views of SF and GG all the way to Mt. Tam are enjoyed from this incredible home.

**Dir:** Tiburon Blvd to San Rafael Ave to West Shore Rd

**TBros:** 627, C1 20507590

**Presented by : Janet R Williamson / Frank Howard Allen-Tiburon Phone: 415-435-1000**  
**Information has not been verified, is not guaranteed, and is subject to change.**  
**Copyright © 2006 Bay Area Real Estate Information Services, Inc. All rights reserved.**  
**Copyright ©~YEAR~ Rapattoni Corporation. All rights reserved. 11/20/07 at 9:58am**

48 Lagoon Rd X St: San Rafael Belvedere / A0100 S Single Family DOM: 23 \$4,595,000



BD:5 BA: 4/0 RMS: FP: Y POOL:N SQFT: 3767/T Lot Sz:9148 / 0.210 OLP:\$4,595,000  
 Stories:2 Story Yr Built:1956/T HOA/Amt:Yes/ \$250.00/QuarterlySubdiv:  
 Gar/Prkg:2 Car, Attached 2nd Unit on Lot:No Lot Desc:Level  
 Roof: Heat/Cool: Central Heat  
 Restrict: Oth Struct:None

District: Tamalpais Un Unit/Blk/Lot: COE:06/15/06 Sales Price:\$4,350,000

Tuscany on the Belvedere Lagoon! Exquisitely remodeled 5BR/4BA villa with prime western exposure. Formal entrance gallery for your art collection, easy indoor-outdoor flow for entertaining, grassy yard, sculpture garden, dining pergola, gourmet kitchen/family. High ceilings, walls of glass, skylights. All on one level except for sybaritic master upstairs. A very emotional house, not to be missed.

[Additional Pictures](#)

Dir: Tiburon Blvd. to San Rafael Ave., left on Lagoon Rd. OR Beach Rd. to Cove Rd., becomes Lagoon

TBros: 607, D7 20612285

55 Peninsula Rd X St: Beach Road Belvedere / A0100 S Single Family DOM: 23 \$4,500,000



BD:5 BA: 5/0 RMS: FP: Y POOL:N SQFT: 3700/O Lot Sz:6955 / 0.160 OLP:\$4,500,000  
 Stories:2 Story Yr Built:1953/T HOA/Amt:Yes/ \$250.00/QuarterlySubdiv:  
 Gar/Prkg:2 Car 2nd Unit on Lot:No Lot Desc:Level  
 Roof: Heat/Cool: Central Heat  
 Restrict: Oth Struct:None

District: Reed & Tamalpais UnionUnit/Blk/Lot: COE:06/16/06 Sales Price:\$4,400,000

This is one of the most prestigious locations on the Belvedere Lagoon with Southwestern exposure for all day sun. 5 bedrooms including guest suite and au pair\* 5 full baths\* formal living room \*formal dining room\* office\* multi level decks for entertaining\* large boat dock. The master has its own balcony with beautiful lagoon views. The kitchen/family room, with fireplace, opens to a large grassy courtyard & dining patio & is fully fenced & gated.

[Additional Pictures](#)

Dir: Tiburon Blvd to Beach Road. Right on Peninsula--go almost to the end.

TBros: 607, D7 20615362

82 Alcatraz Ave X St: BELLEVUE Belvedere / A0100 S Single Family DOM: 25 \$4,395,000



BD:3 BA: 3/0 RMS: FP: Y POOL:N SQFT: 3535/T Lot Sz:10585 / 0.243 OLP:\$4,395,000  
 Stories:3 Story Yr Built:2001/T HOA/Amt:No/ \$0.00/ Subdiv:  
 Gar/Prkg:2 Car, Garage, Attached, 2 Spa2nd Unit on Lot:No Lot Desc:Level, Downslope  
 Roof:Slate Heat/Cool: Central Air, Central Heat  
 Restrict: Oth Struct:None

District: Tamalpais Un Unit/Blk/Lot: COE:04/26/06 Sales Price:\$4,834,500

World class property with dramatic San Francisco and water views. Perched on the tip of Cortinan Island this home overlooks downtown Tiburon and the yacht harbor. Custom built with extraordinary quality finishes, ample parking and an approved pool site.

Dir: Tiburon Blvd. left on Bellevue to Alcatraz

TBros: 627, E1 20608388

424 Golden Gate Ave X St: San Rafael Avenue Belvedere / A0100 S Single Family DOM: 219 \$5,495,000



BD:5 BA: 4/1 RMS:10 FP: Y POOL:N SQFT: 4514/T Lot Sz:12894 / 0.296 OLP:\$6,500,000  
 Stories:3 Story, Multi Level Yr Built:1998/T HOA/Amt:No/ \$0.00/ Subdiv:Belvedere Island  
 Gar/Prkg:2 Car, Garage, Attached, Auto2nd Unit on Lot:No Lot Desc:Level, Downslope  
 Roof:Tile Heat/Cool: Central Heat, Natural Gas  
 Restrict: Oth Struct:None

District: Tamalpais Un Unit/Blk/Lot: COE:03/03/06 Sales Price:\$5,250,000

An unbelievable price reduction--from \$6,500,000 to \$5,495,000! The setting of this gracious Mediterranean villa atop Belvedere Island provides a living palette of light & color of the bay & sky. Enjoy panoramic vistas of the Golden Gate Bridge & San Francisco skyline along with the romantic views of Belvedere Cove, Corinthian & Angel Islands.

[Additional Pictures](#)

Dir: TIBURON BLVD. TO SAN RAFAEL AVE. TO GOLDEN GATE AVE.

TBros: 627, D2 20520482

308 Golden Gate Ave X St: San Rafael Belvedere / A0100 S Single Family DOM: 56 \$6,800,000



BD: 8 BA: 7/1 RMS: FP: Y POOL:Y SQFT: 7359/T Lot Sz: 13896 / 0.319 OLP:\$6,800,000  
 Stories: 4 or More Story Yr Built: 1907/T HOA/Amt:No/ \$0.00/ Subdiv:  
 Gar/Prkg:2 Car 2nd Unit on Lot:No Lot Desc:Downslope  
 Roof: Heat/Cool: Central Heat, Gas  
 Restrict: Oth Struct: Cabana

District: Tamalpais Un Unit/Blk/Lot: COE:06/01/06 Sales Price:\$6,450,000

This magnificent Mediterranean estate with breathtaking Bay views including 2 world class yacht clubs and Angel Island, stunning pool/cabana, exquisite gardens & over 7,300 sq. ft. of elegantly up-dated living space is perfect for gracious entertaining and luxurious lifestyle for the entire family. Sheltered weather area, great schools, walk to town, store & restaurants. This prestigious, rare home will please even the most discriminating buyers.

[Additional Pictures](#)

Dir: Tiburon Blvd. Rt. on San Rafael. Bear rt on Golden Gate

TBros: 627, D1 20610458

Presented by : Janet R Williamson / Frank Howard Allen-Tiburon Phone: 415-435-1000  
 Information has not been verified, is not guaranteed, and is subject to change.  
 Copyright © 2006 Bay Area Real Estate Information Services, Inc. All rights reserved.  
 Copyright ©~YEAR~ Rapattoni Corporation. All rights reserved. 11/20/07 at 9:58am

400 Bella Vista Ave X St: Beach Belvedere / A0100 S Single Family DOM: 208 \$6,850,000



BD:7 BA: 6/2 RMS: 14 FP: Y POOL:N SQFT: 5912/T Lot Sz:24132 / 0.554OLP:\$7,999,999  
 Stories:3 Story Yr Built:1907/T HOA/Amt:No/ \$0.00/ Subdiv:  
 Gar/Prkg:Detached, Auto Door, 4 Spaces2nd Unit on Lot:No Lot Desc:Level, Downslope  
 Roof:Composition Heat/Cool: Central Heat, Natural Gas  
 Restrict: Oth Struct:None  
 District: Tamalpais Un Unit/Bik/Lot: COE:04/21/06 Sales Price:\$6,500,000  
 Stunning Belvedere three parcel, turn of the century 7 bd/5 ba estate with rambling gorgeous gardens, large lawn, serene infinity pool/spa waterfall into the horizon. Elegantly remodeled, nearly every room offers glistening Bay, Angel Island, and Tiburon views! Redwood library, true chef's kitchen, stained glass, and luxury period appointments make this home a dream! Enormous street to street lot with garages on BV, and Beach. Walk to dt Tiburon!

[Additional Pictures](#)

Dir: Tiburon Blvd, R Beach, R Bella Vista

TBros: 627, E2 20519181

**Presented by : Janet R Williamson / Frank Howard Allen-Tiburon Phone: 415-435-1000**

**Information has not been verified, is not guaranteed, and is subject to change.**

**Copyright © 2006 Bay Area Real Estate Information Services, Inc. All rights reserved.**

**Copyright ©~YEAR~ Rapattoni Corporation. All rights reserved. 11/20/07 at 9:58am**