

*North Hill*  
1035  
BROADWAY

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1035 Broadway

NOB HILL  
Two-Level Condominium with Romantic Views

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## Overview:

Offered at \$1,495,000

This unique two-level condominium, the upper of two units, is nestled on the eastern slope of Nob Hill in a quiet cul de sac and enjoys breathtaking east and south views from almost every room. The romantic ambience is enhanced by the ever changing natural light against the bay and sky, along with City landmarks including the Bay Bridge and Treasure Island, the Transamerica Pyramid and the glittering lights of the Financial District at night. The rooms of the unique floor plan may serve various functions according to the owner's needs and preferences.

### ABSTRACT

- Built in 1906
- Spacious view living/dining room with fireplace
- Two bedrooms and 2 baths
- Library with office niche
- Fully-equipped modern kitchen
- Upper level master suite with expansive view deck
- Deeded two-car tandem garage for this unit
- Laundry & additional storage



## Main Level:

The LIBRARY with an office niche looks out to the green hillside. The adjoining BEDROOM features built-in bookcases. A FULL BATH is conveniently located off the hall.

Abundant natural light fills the spacious, open LIVING/DINING ROOM with expansive views, cozy fireplace and built-in bookcases.

The fully-equipped modern KITCHEN with bar pass-through features:

- Stainless steel countertops, white cabinets
- Sub-Zero refrigerator/freezer
- Viking 4-burner stove with ventilator
- KitchenAid dishwasher, disposer

## Upper Level:

Ascend the staircase to the wonderful MASTER SUITE.

The MASTER BEDROOM features a large bay with East Bay, Bay Bridge, Coit Tower & Downtown views. The DEN, which could be used as a 3rd bedroom, opens to the delightful and very private, sheltered landscaped deck with spectacular views.

The full BATH features screened mansard skylights, marble vanity with double Kohler sinks and shower over the tub with mosaic tile surround. Pocket doors and built in closets maximize the use of space.





## Lower Level:

The two-car tandem GARAGE is deeded for the sole use of this unit. There is additional shared storage along with a washer/dryer.

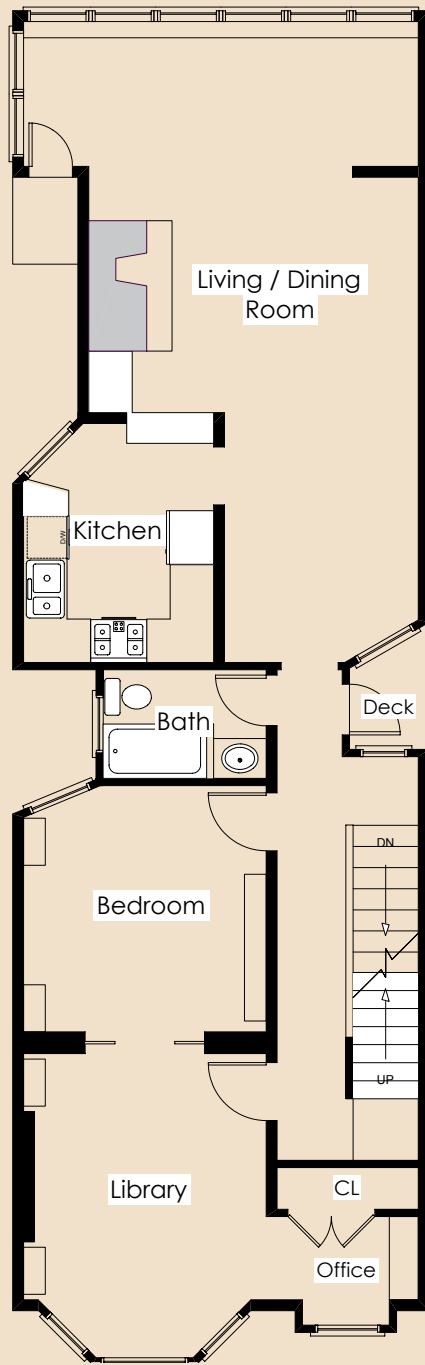


## Other:

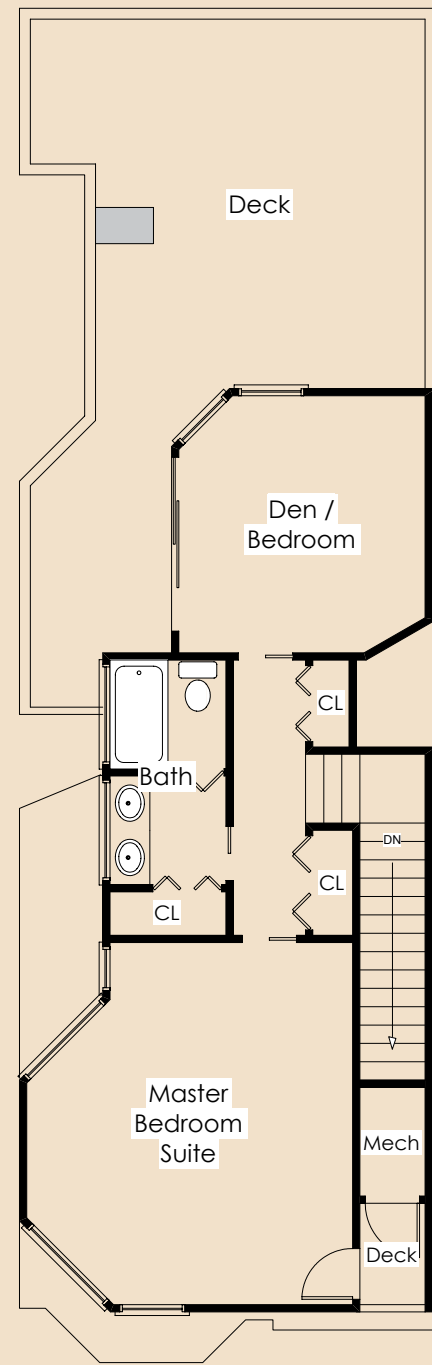
- There are no HOA dues.
- Prospective Buyers are advised to review, prior to any offer, the Property Disclosure Package—including the condominium disclosures—available on request.
- Taxes will be reassessed upon the sale to approximately 1.164% of the purchase price.

# Floor Plan:

### Main Level



### Upper Level





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malin@sfproperties.com

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**TRI/COLDWELL BANKER**

1699 Van Ness Avenue

San Francisco, CA 94109

