

1070  
GREEN  
No. 902



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RUSSIAN HILL

Exquisite Green Hill Tower View Condominium

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## Overview:

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Offered at \$1,695,000

The beautifully designed contemporary lobby of Green Hill Tower reflects the impeccable taste of the sophisticated urban dweller. The apartment provides an elegant environment for entertaining and comfortable City living indoors and out. The highest quality installations and finishes are the results of meticulous attention to detail that will truly be appreciated by the new owner. Strategically placed mirrors throughout the apartment brilliantly expand city and bay views from unexpected perspectives.

### ABSTRACT

- Built in 1961, major remodel 2008
- 2 bedrooms & 2 baths
- Living room with dining area
- Gourmet kitchen
- 1 deeded parking space & storage
- 24 hour doorman service & resident manager
- HOA dues: \$1,351.00
- 1,660 sq ft per tax records

## Living Area:

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The elevator opens to the apartment's private landing. Enter the mirrored foyer to the gracious LIVING ROOM and DINING AREA which enjoy expansive City views, including the Financial District highrises, famed Nob Hill hotels and Twin Peaks. Dazzling city lights can be enjoyed at night. Floor to ceiling picture windows and sliding glass doors open to the landscaped sunny south terrace for alfresco dining and relaxation.



The fully equipped open KITCHEN is the gourmet cook's delight with ample custom cabinets & storage systems and granite countertops with slate backsplash in quiet earth tones. Bar seating is convenient for daily dining. Top of the line appliances include:

- Thermador infrared cook top
- Thermador convection & electric ovens, ventilator
- Sub-Zero s/s 48" refrigerator/freezer
- Sub-Zero 70 bottle wine cooler
- Miele dishwasher
- Stacked washer/dryer
- The pantry & private tradesman's hall provide additional storage.







## Bedroom Wing:

The floor plan of the bedroom wing provides excellent separation and privacy from the public areas.

The luxurious MASTER BEDROOM with its own terrace enjoys the expansive south views as well. Twin custom wardrobes flank the built in cabinetry.

The adjoining MASTER BATH features a vanity with designer sink & fixtures, wide mirrored medicine cabinet, marble surround & slate floor, deep tub with hand-held shower & glass enclosure.

The GUEST BEDROOM enjoys an unexpected northeasterly view of the Bay and Treasure Island with strategically placed mirrors. A built-in cabinet/desk system serves as a convenient at-home office and can be easily removed if the new owner desires.

The GUEST BATH features a designer sink and shower with similar stone finishes as the master bath.

The Impeccable Finishes:

- Beautiful mahogany hardwood floors in public spaces
- Luxurious carpeting in the bedroom wing
- Ample custom built-in red oak veneer storage systems
- Earth tone marble, granite & slate stonework
- Recessed lighting & designer light fixtures
- Custom tailored Roman shades





Other: \_\_\_\_\_

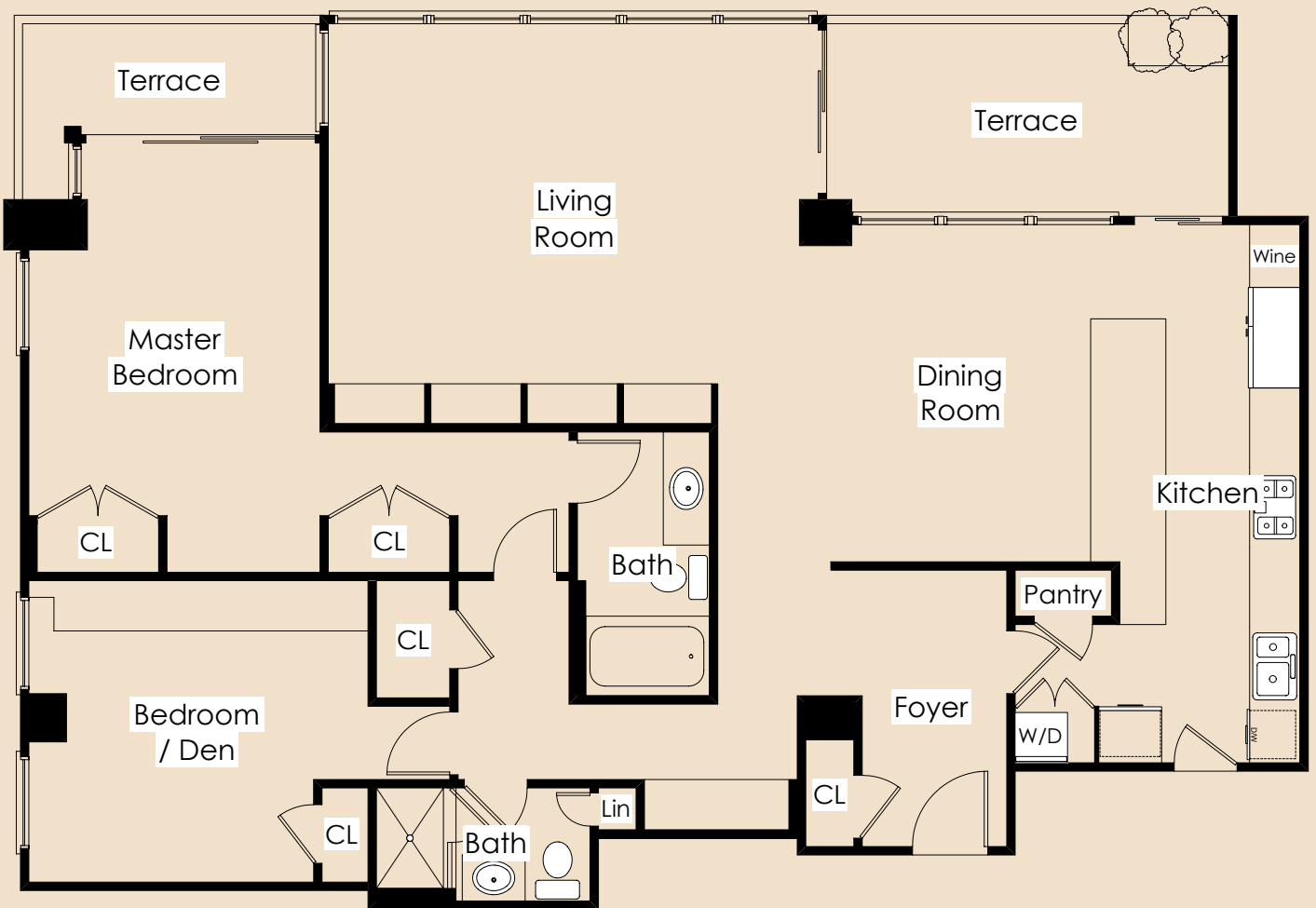
- Chandelier is not included in the sale
- Prospective Buyers are advised to review, prior to any offer, the Property Disclosure Package available on request
- Property taxes will be reassessed to upon the sale to approximately 1.163% of the purchase price.





# Floor Plan:

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drawing not to scale  
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