



**RUSSIAN HILL**

**FULL-FLOOR VIEW APARTMENT**

**1090 CHESTNUT STREET, #7, SAN FRANCISCO**

*Presented by:*



**MALIN GIDDINGS**

415.531.5033





**1090 CHESTNUT ST., #7,  
SAN FRANCISCO**

**OFFERED AT \$4,000,000**

*Presented by:*

**MALIN GIDDINGS**

415.531.5033

*Client Liaisons:*

**BOB GEE**

415.229.1341

**MAXIMILLIAN ARMOUR**

415.290.6058

**DESCRIPTION OF THE PROPERTY**

Rarely available, wonderful full-floor cooperative apartment, offering splendid views of the Golden Gate Bridge, Alcatraz Island, the bay and cityscape from three exposures with ever-changing colors of sea and sky. The plying of sailboats, cruise liners and cargo ships add excitement and glamour to life on the San Francisco Bay!

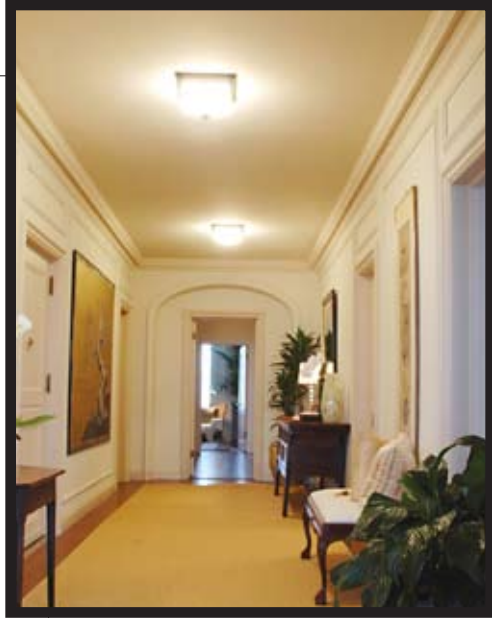
**ABSTRACT**

- Built in 1927 – All full-floor New York style classic apartments
- Elegant living room with fireplace & formal dining room
- Library with full Golden Gate Bridge View
- 4 bedrooms & 3.5 baths
- Doorman/security & professional management
- 2 car parking & 2 large storage rooms



TRI Coldwell Banker, 1699 Van Ness Avenue, San Francisco, CA 94109 415.229.1211 Fax 415.563.3198

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## THE FLOOR PLAN

The private elevator vestibule opens to the elegant GALLERY which introduces the architectural qualities of the public rooms such as beautiful hardwood floor, crown & picture molding and gracefully arched doorways.

The unforgettable sparkling water view from the LIVING ROOM provides for an elegant setting for entertaining and for a most dramatic home environment. Two picture windows look out to the Golden Gate Bridge, Alcatraz Island and the Bay. The fireplace is flanked by a pair of built-in bookcases at the west end of this en suite floor plan of open rooms. This includes the view DINING ROOM, comfortably seating a large dinner party.

The spacious adjoining KITCHEN and butler's pantry await the new owner's custom installation. Service elevator is conveniently located for catering and service.

Off the Gallery is the LIBRARY, which enjoys west views of the Palace of Fine Arts, Presidio Park and the Golden Gate Bridge in full span glory.

POWDER ROOM and guest closet adjoin and open from the Gallery/Entry Hall.

The large, bright southwest corner private MASTER SUITE also enjoys the full Golden Gate Bridge views, Bay water views and Pacific/Presidio Heights city scape to the west. The tiled MASTER BATHROOM has a tub & separate shower and adjoining dressing room with ample space for his/her customized dressing room installations.



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The large south den/bedroom and southeast corner guest bedrooms feature views and dramatic city night vistas and share a full BATH.

The STAFF ROOM & BATH are conveniently located near the service elevator and kitchen and could be used as a GUEST ROOM or AT-HOME OFFICE.

Laundry hook-ups and additional storage complete the floor plate.

**OTHER**

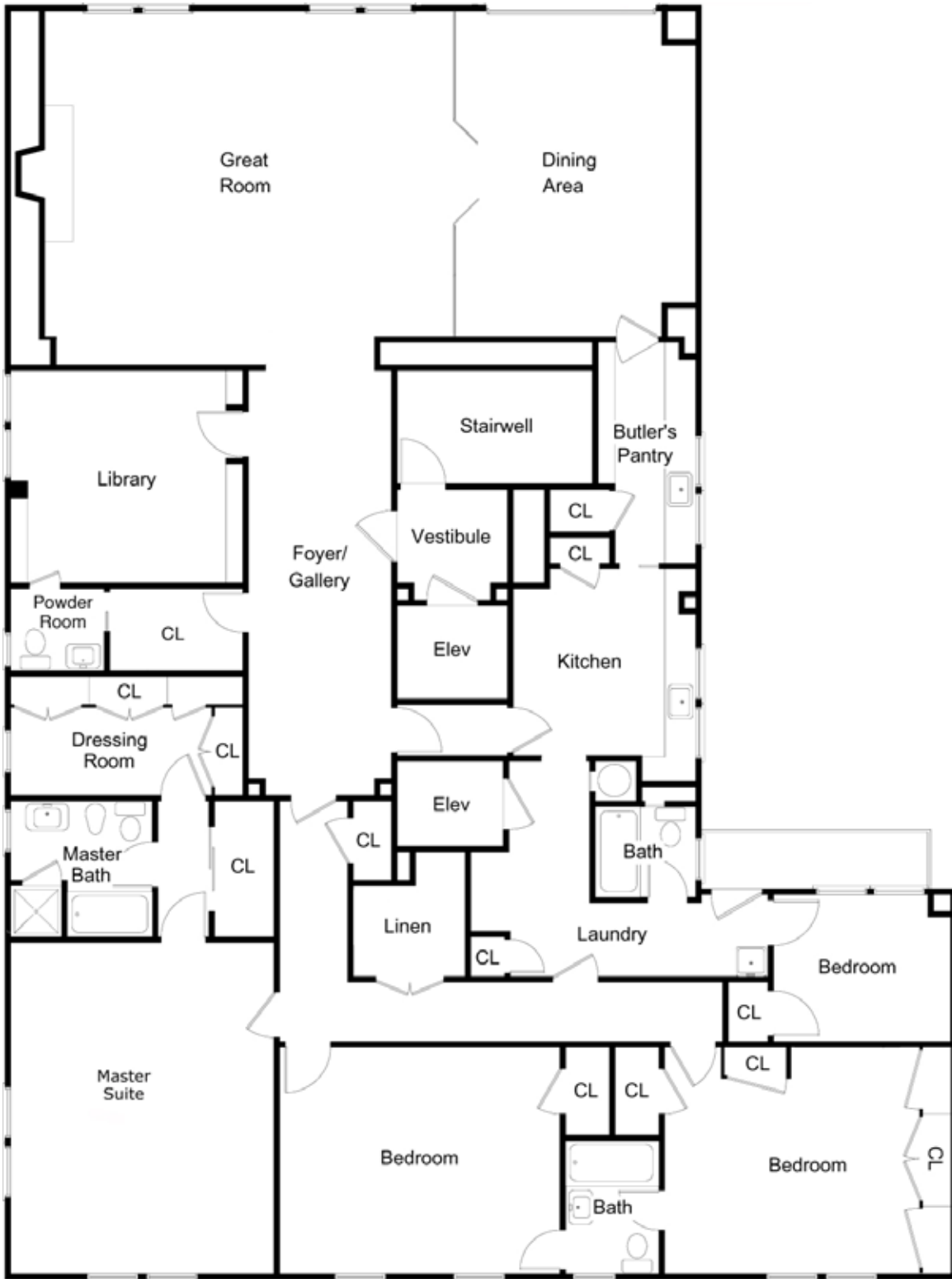
- 2 car side-by-side parking & 2 additional storage rooms
- HOA DUES: \$2,444.26 per month; separate utilities
- Professional management by Hanford-Freund Company
- Prospective Buyers to be approved by the Cooperative Board
- No Pet Policy
- Offers April 30th at 1pm to TRI Coldwell Banker
- Taxes will be reassessed upon the sale to approximately 1.14% of the purchase price.
- Prospective Buyers are advised to review, prior to any offer, the Property Disclosure Package available on request.



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FLOOR PLAN



These drawings are approximate and for presentation purposes only.



