



RUSSIAN HILL

VIEW COOPERATIVE APARTMENT

1100 UNION STREET #300, SAN FRANCISCO

Presented by:

MALIN GIDDINGS & MAX ARMOUR

415.531.5033

415.290.6058



*sf*properties.com



**1100 UNION ST., #300,
SAN FRANCISCO**

OFFERED AT \$2,495,000

ABSTRACT

- Half floor apartment in La Mirada
- Complete new renovation
- 2 bedrooms, 2.5 baths
- View living room with terrace
- View dining room with view solarium
- Study/media room
- Remodeled kitchen with breakfast area
- In-unit laundry room
- Additional storage
- 24 hour doorman
- 1 car parking with valet service
- Pets permitted

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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 deep crown molding, recessed lighting, built-in display/book shelves and beautiful hardwood floors of the FOYER introduce similar features found throughout the apartment. Recessed ceiling stereo speakers have been installed in certain rooms.

The spacious LIVING ROOM with terrace and formal DINING ROOM enjoy spectacular views of Alcatraz and Treasure Islands along with Fisherman's Wharf in the foreground. The changing colors of the sky and plying of sailboats and ships provide a moving picture of the vibrant life of the City by the Bay!

The spacious open KITCHEN with breakfast area has been recently remodeled by Mayta & Jensen. The ample custom cabinetry incorporates a wet bar, a built in computer custom office and a desk space with a view of Alcatraz Island.

Appliances include:

- Bosch 4-burner gas cook top & Zephyr ventilator
- Thermador double gas & convection ovens
- Sub-Zero refrigerator/freezer
- Bosch dishwasher

Off the foyer is the GUEST BATH and the GALLERY to the private quarters. The long wall space with recessed lighting is ideal for display of the owner's art collection and family photographs; tall built-in shelves at the head of the gallery house books and objects d'art.



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At mid-hall is the cozy STUDY/Media room with handsome built-in bookcases and cabinets. A pair of glass custom pocket doors encloses the room for privacy.

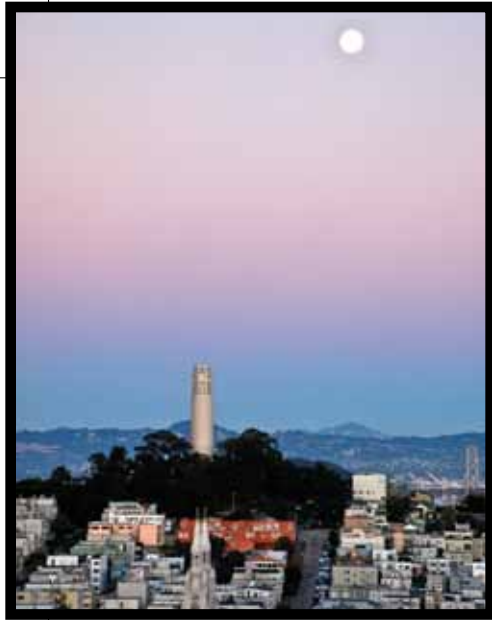
The spacious MASTER BEDROOM enjoys the sunny south exposure through plantation shutters. Great built-in wardrobe systems line two walls of the room for wonderful closets and lots of storage.

The luxurious MASTER BATH features tasteful Carrera marble surrounds, double mirrored vanities, deep tub, separate shower and WC. Glass blocks provide natural light and privacy in the bathroom.

The second BEDROOM enjoys the sunny southeast corner exposure through plantation shutters along with a full BATH with tile surround and shower over tub.

Completing the floor plan is the convenient LAUNDRY ROOM located off the kitchen, which contains a washer/dryer, sink, additional storage, wine coolers and secondary access to the apartment.





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OTHER

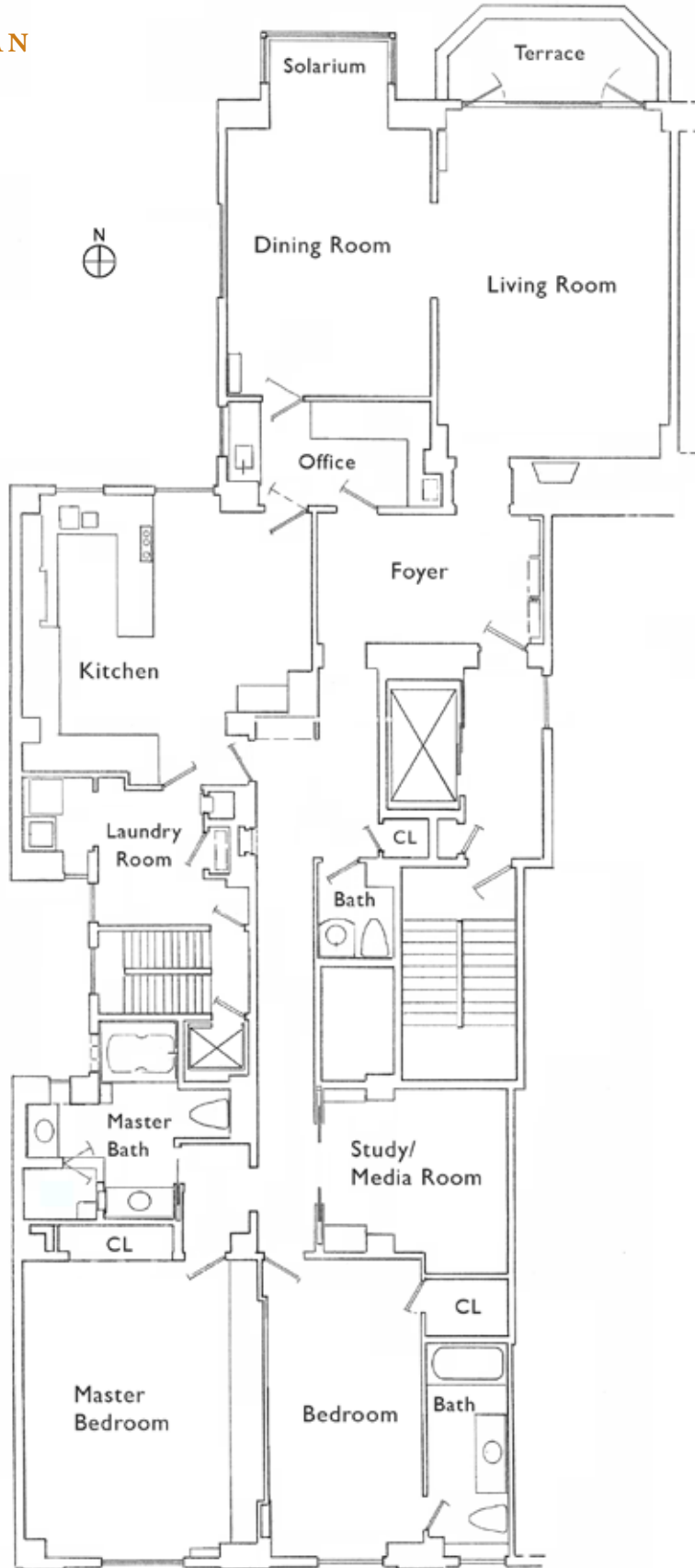
- Included in the sale are: a/v equipment in media room, 2 wine refrigerators in laundry room, all safes, terrace pots & plants & automatic watering system.
- HOA dues are \$1,369.46 (proprietary rents = \$1,175.65 & reserve assessment = \$193.81) per month and include 24 hour doorperson, valet parking, professional management by Chandler Properties, steam heat, water, house utilities, scavenger, maintenance, insurance & reserves.
- Unit No. 300 has one assigned parking space & storage space.
- Unit No. 300 holds 2.782% of the total shares of the stock of the Corporation.
- The sale of the apartment is subject to approval by the Corporation.
- Prospective Buyers are advised to review, prior to any offer, the Property Disclosure Package available on request.
- Taxes will be reassessed upon the sale to approximately 1.163% of the purchase price.



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FLOOR PLAN



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