

Nob Hill
1170
SACRAMENTO
STREET

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1170 Sacramento Street, #15A

NOB HILL
The quintessential Nob Hill View Apartment

Table of Contents:

5 Overview	
6 Description	
II Other	
12 Floor Plan	



Overview:

Offered at \$3,200,000

Words and photographs are insufficient to describe the truly ethereal ambience of this contemporary apartment atop Nob Hill. It exudes a timeless appeal with its minimalist, light and airy ambience. The discerning traveler and fine arts collector will appreciate the canvas of the interior space and the exciting San Francisco cityscape beyond.

The brilliant design concept by world renown Orlando Diaz-Azcuy is reflected in the “perfectly all white space” as described by Diane Dorrans Saeks, the highly admired interior design writer and critic.

The seamless juxtaposition of shimmering white Japanese crystalized glass floor tiles, white lacquered wood wall panels and highly polished Japanese steel reflect the highest level of subtle elegant taste and impeccable craftsmanship found throughout the apartment.

Morning light gently tints the rooms in a golden pearlescence and a warm rose hue at sunset. The exquisite interior reflects candle and artful lighting with moon and star light in the night sky.

The original floor plan has been reworked providing an open plan with well-placed pocket doors to provide an easy flow for entertaining as well as utmost privacy when desired. Cleverly concealed custom storage systems maximize personal wardrobe and housekeeping needs.

ABSTRACT

- Built in 1963
- 71 unit condominium tower
- Spacious master suite
- Spa bath and powder room
- Gourmet kitchen
- In-unit laundry
- Separate guest or staff studio
- 2 assigned parking spaces
- Additional storage
- Full service building with 24 hour doorman/concierge & building management

Description of the Property:

Alight from the private elevator VESTIBULE into a world of ultimate elegance. Laliqne sconces cast a soft light in the all white surround. A pair of handsome tall Deco entry doors with Laliqne door pulls and glass insets open to the glamorous FOYER and the timeless style of the 1920s and 1930s inspired by Mies van der Rohe.

The spacious LIVING/DINING ROOM with its sleek fireplace and expansive south balcony enjoys glorious natural light and views of Huntington Park, the Big Four hotels and Grace Cathedral against the San Francisco cityscape. The generous space is perfect for entertaining a large number of guests for cocktails or a truly intimate setting for dinner.

The gourmet KITCHEN surround is similarly finished in white lacquer and white glass floor tiles. The seamless cabinetry and storage systems deftly conceal the workings of a fully-equipped kitchen, perfect for both cook and caterer.

The very private and spacious MASTER SUITE enjoys the west outlook encompassing Grace Cathedral and Russian Hill to the bay and the Golden Gate Bridge. The bay window houses a writing desk or settee.

The luxurious all white SPA BATH features designer double vanities with personal storage, glass enclosed oversized steam shower and separate WC with bidet.

Double walk-in closets, one with a built-in vanity, feature custom systems for ample wardrobe/accessory storage.

The glamorous POWDER ROOM off the foyer echoes the streamlined Deco panache with its subtle gold leaf, polished lacquer and steel surround.

The interior service hall contains an in-unit LAUNDRY CLOSET and ample custom storage.

The stylish GUEST STUDIO (one of two in the building) is located in a gated entry off Sproule Lane. It contains a cozy and inviting BEDROOM, BAR KITCHENETTE and marble BATH with shower, a perfect space for overnight guests or staff.







Other:

- HOA Dues \$3,025 per month
- 2 parking spaces
- Taxes will be reassessed upon the sale to approximately 1.1718% of the purchase price.
- Prospective Buyers are advised to review, prior to any offer, the Property Disclosure Package available on request.

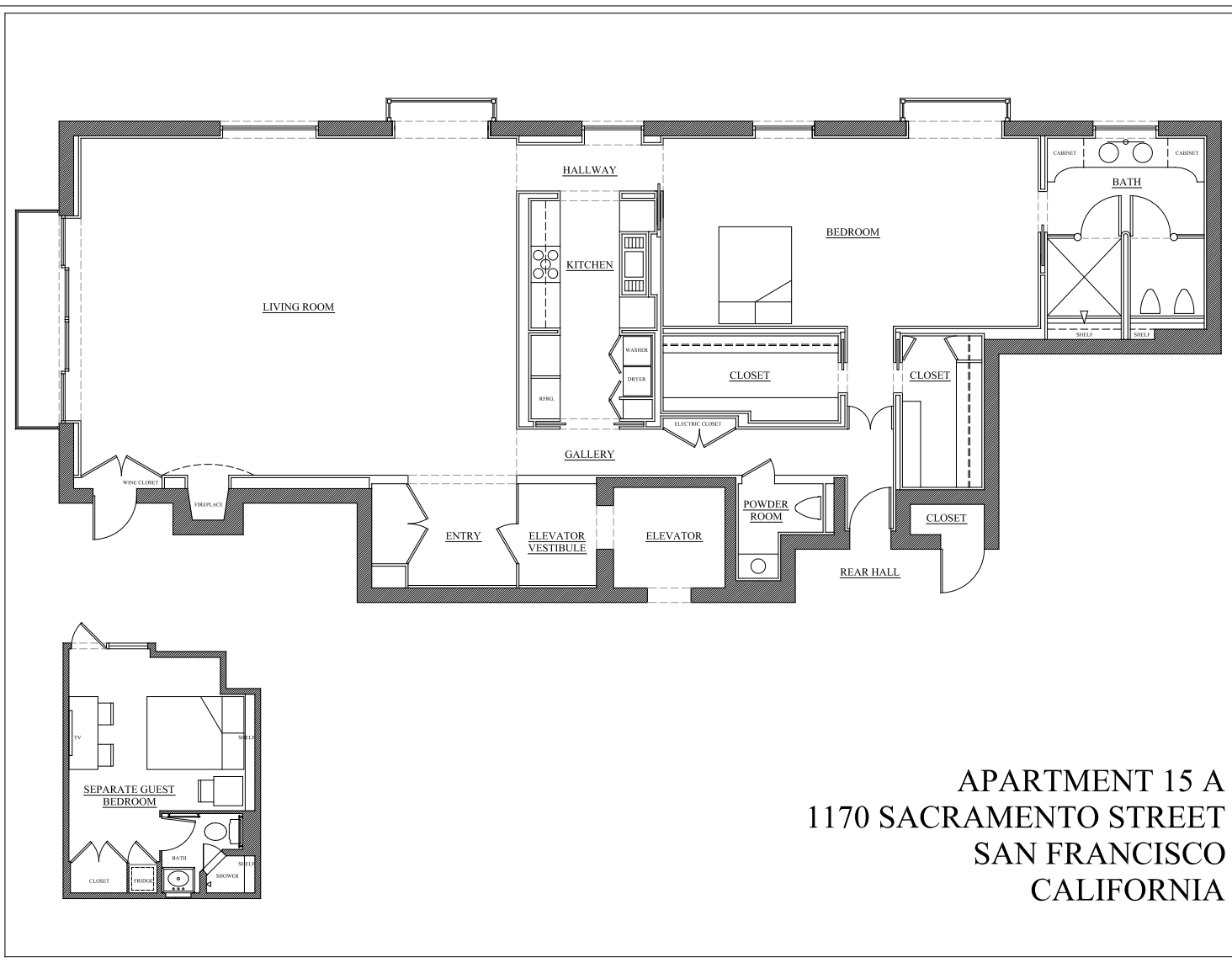
Reference Sources by Diane Dorrans Sacks

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Rizzoli New York 2009
"Perfectly All White" Pages 154-161.

2/ "The New Alchemists: a Nob Hill Laboratory" 76-79
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C Magazine, October 2007
Pages 66-75.

Floor Plan:



APARTMENT 15 A
1170 SACRAMENTO STREET
SAN FRANCISCO
CALIFORNIA





MALIN GIDDINGS

415.531.5033

malin@sfproperties.com

MAX ARMOUR

415.290.6058

max@sfproperties.com

TRI/COLDWELL BANKER

1699 Van Ness Avenue
San Francisco, CA 94109

