

NOB HILL

SPECTACULAR VIEW CONDOMINIUM

1520 TAYLOR STREET #406 SAN FRANCISCO



Presented by:

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OVERVIEW



DESCRIPTION OF THE PROPERTY

Condominium apartment with spectacular views by day and dazzling City lights at night from Coit Tower to the Bay Bridge, Financial District and Nob Hill skyline.

Easy access to shopping, dining and entertainment in the best known neighborhoods of Huntington Park Square, Chinatown, North Beach, the Financial District and Union Square.

The apartment is in move-in condition with new paint, refinished hardwood floors, new sisal patterned carpeting, window coverings and track lighting.

OFFERED AT \$1,150,000

ABSTRACT

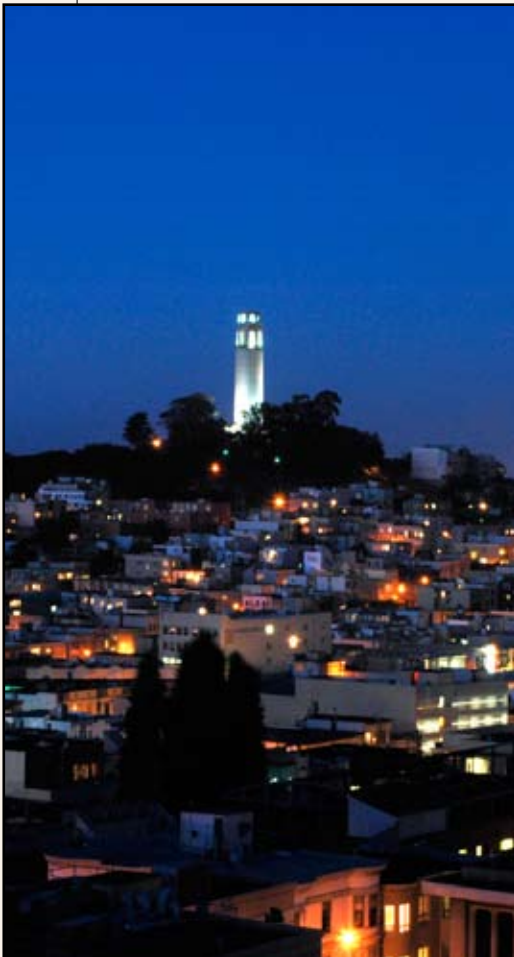
- Built in 1975
- 31 unit building
- 2 bedrooms, 2 baths
- 1 car deeded parking, Storage
- Elevator
- 1180 sq ft per tax records
- HOA dues \$422.79 per month

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DESCRIPTION



ENTRY GALLERY with inlay hardwood floor & custom track lighting for art.

Spacious LIVING/DINING ROOM features a gas fireplace with marble facing, expansive picture window views.

Custom remodeled gallery KITCHEN features:

- Granite countertops and Siematic cabinetry
- Dacor gas cooktop and oven
- Sub-Zero refrigerator/freezer
- Gagenaу dishwasher, disposer

Spacious MASTER BEDROOM with extra wide closet storage. Bay window outlook to the southern/Nob Hill skyline. Adjoining BATH with marble surround, vanity and shower over tub.

Second BEDROOM with picture window outlook to the south. Second BATH with marble surround and stall shower.

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OTHER



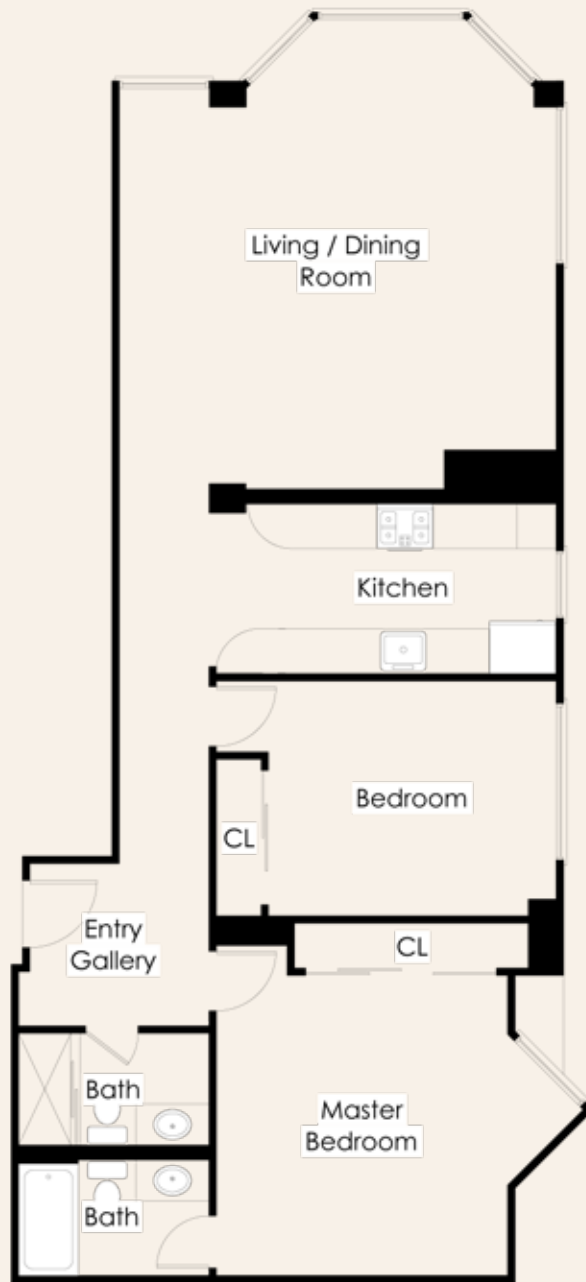
- Building managed by Property Management One
- HOA dues \$422.79 per month
- Building has just completed a major retrofit project
- Taxes will be reassessed upon the sale to approximately 1.141% of the purchase price.
- Prospective Buyers are advised to review, prior to any offer, the Property Disclosure Package available on request.

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FLOOR PLAN



drawing not to scale
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