

1707 GRANT

Telegraph Hill

Proudly presented by:

MAX ARMOUR

415.290.6058

MALIN GIDDINGS

415.531.5033

*Representing the City's most
distinctive properties*








sfproperties.com

1707 Grant Avenue

TELEGRAPH HILL
Chic Remodeled Single Family Residence

Table of Contents:

5 Overview	
6 Main Level	
9 2nd & 3rd Levels	
10 Street Level	
12 Floor Plan	



Overview:

Offered at \$2,395,000

Just a few blocks from the heart of North Beach with its renown cafes & restaurants, this beautifully remodeled Edwardian with contemporary touches reflects the ambience of San Francisco living. The views from the sunny deck and pent level family room include the nearby iconic Coit Tower and St. Peter & Paul Cathedral.

ABSTRACT

- Built in 1913
- 3 bedrooms, 2.5 baths
- Living/dining room
- Open kitchen with sitting & breakfast areas
- View pent level family room & spacious deck
- Laundry
- Ample custom storage
- 3+ car garage



Main Level:

Ascend the front steps through the gated entry to the front door with beveled glass, transom and side light.

The very open floor plan of the main level features tall ceilings with deep crown moldings and beautiful hardwood floors. The LIVING/DINING ROOM and the open KITCHEN with SITTING & BREAKFAST AREAS are conducive to today's style of relaxed dining and entertaining.

The fully equipped modern KITCHEN features:

- Custom cabinets
- Granite counters and island
- Viking gas stove and ventilator
- Sub-Zero refrigerator/freezer
- Bosch dishwasher

A POWDER ROOM and guest closet, LAUNDRY ROOM with washer/dryer, additional storage and back staircase access complete this level.





Second Level:

Natural light floods the main staircase and second level landing.

The MASTER SUITE features the spacious BEDROOM with SITTING AREA, MASTER BATH with limestone surround, double vanity, large glass enclosed shower and all Kohler fixtures. Double dressing rooms provide ample custom wardrobe storage.

At street side are a BEDROOM with double hung windows in the bay and a charming STUDY or THIRD BEDROOM. The second BATH features limestone surround and shower over tub. Extra closets are off the hall.



Third Level:

The delightful surprise of the house is the spacious VIEW ROOF DECK and airy PENT FAMILY ROOM with peaked ceiling—the perfect place for alfresco dining and entertaining indoors and out.

Street Level:

The oversized GARAGE (with inside access) is another surprise. It will easily hold 3+ vehicles—a rare amenity for Telegraph Hill living and especially for guests.

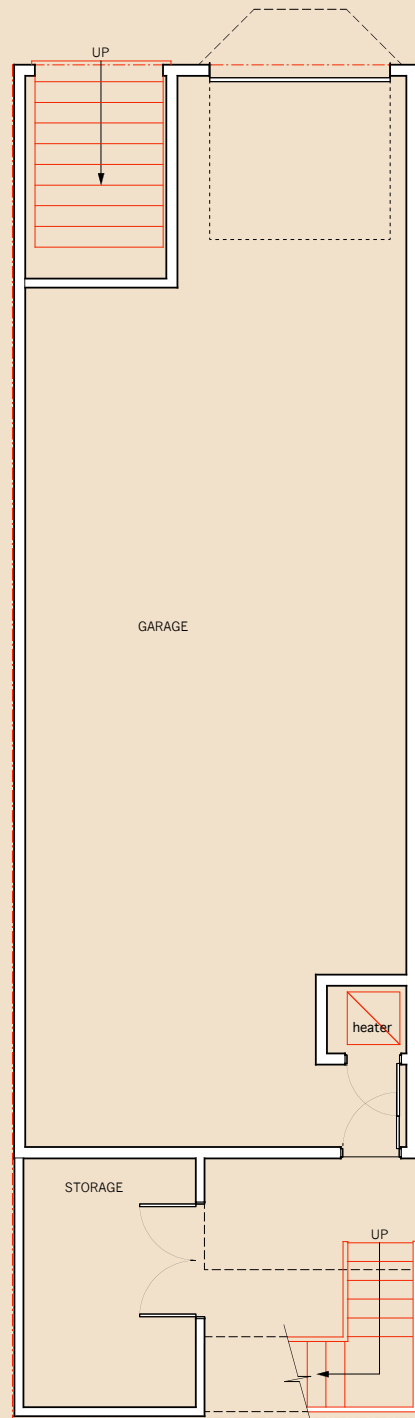
Ample storage, house utilities and an extra WC complete this level.

Other:

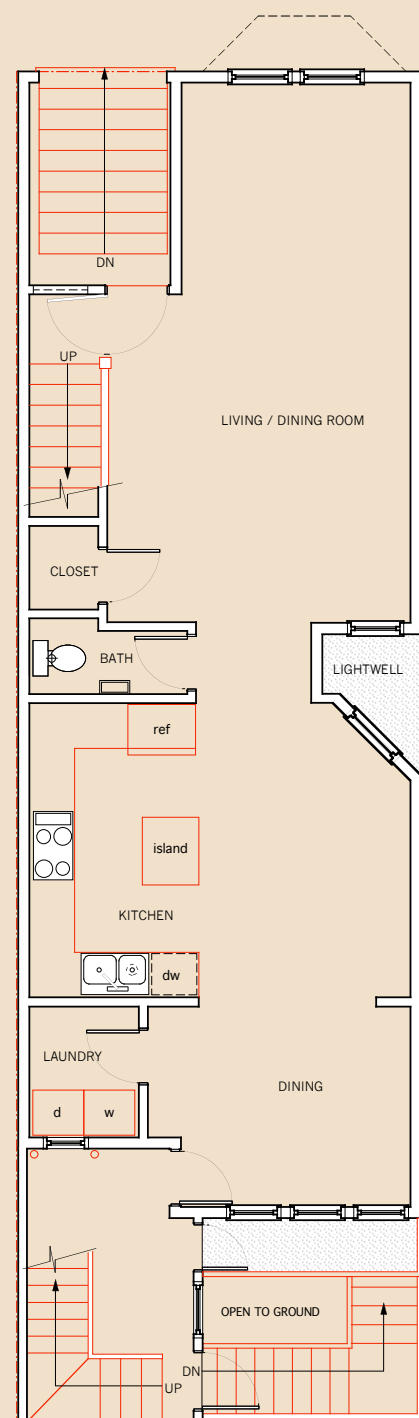
- High-end entertainment system with control center and receiver that powers a two-zone system on 3 levels. Built-in wall speakers and outdoor deck speakers are provided plus wiring for extra speakers in the living room and pent room.
- Prospective Buyers are advised to review, prior to any offer, the Property Disclosure Package available on request.
- Taxes will be reassessed upon the sale to approximately 1.164% of the purchase price.



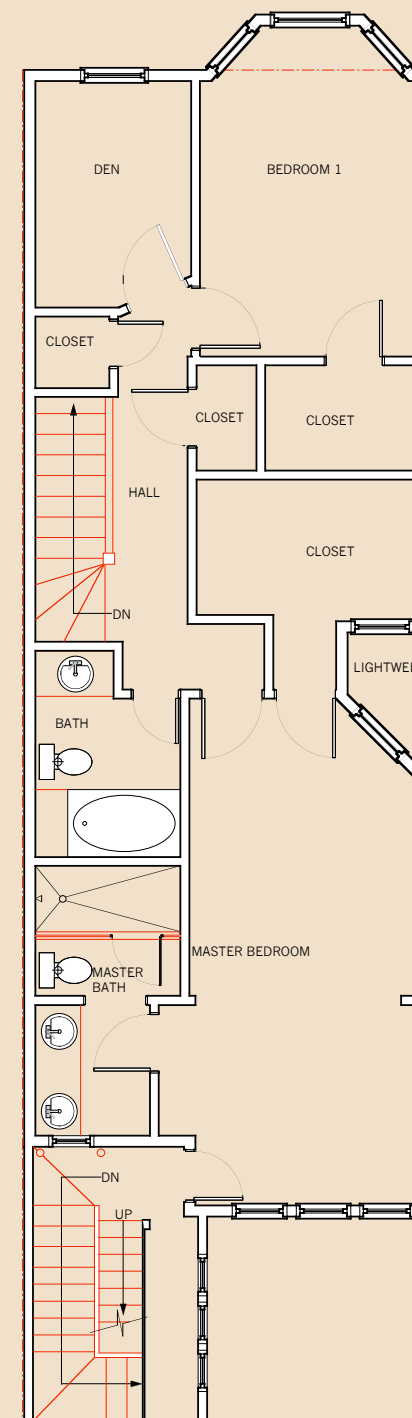
Floor Plan:



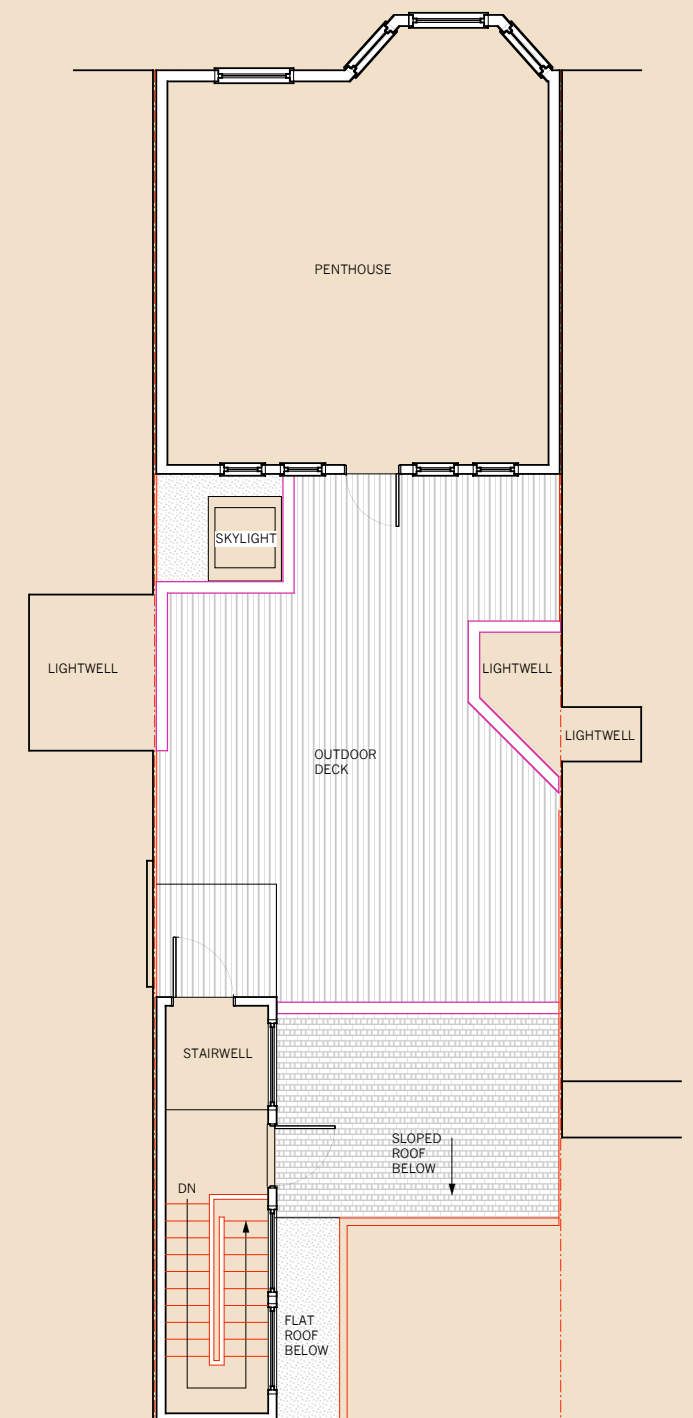
Garage Level



Main Level



Second Level



Pent Level



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

