

# RUSSIAN HILL FLAT

STATE-OF-THE-ART RENOVATION

1928 TAYLOR STREET SAN FRANCISCO



*Presented by:*

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## OVERVIEW



### DESCRIPTION OF THE PROPERTY

The classic Edwardian façade features double rounded bay windows rising to a handsome crown parapet with dentils. The building has undergone an extensive renovation with major capital improvements including new foundation, full seismic upgrade, new multi-car garage installation, new plumbing & electrical systems, new roof and more.

The location is convenient to North Beach, Hyde and Union Street shopping, dining and entertainment.

The flat features an open floor plan in the public areas, along with beautiful dark refinished hardwood floors, custom overhead sconce lighting and pre-wired sound systems throughout.

**OFFERED AT \$1,075,000**

### ABSTRACT

- Built in 1912
- Major renovation 2008-09
- 2 bedrooms & 2 deluxe baths
- Living/dining room
- Gourmet kitchen
- Sonos music system
- Washer/dryer hook-up
- One car garage parking
- Sold as a TIC
- Bay Views



No. 1928



Ascend the staircase with chrome railing. The open floor plan of the LIVING/DINING ROOM and ultra contemporary KITCHEN is designed for informal entertaining and dining. The space enjoys abundant natural light along with a partial view of the bay and Alcatraz Island. Four built-in display niches house objects d'art.

The kitchen features:

- Polished concrete counter top with tiled backsplash
- Large island with sink, ample under cabinetry and bar seating
- Ample custom-built cabinets with brushed chrome pulls
- Wolf gas cook top & Bosch oven
- Sub-Zero refrigerator/freezer with double drawers
- Bosch dishwasher

The DINING ALCOVE in the rounded bay looks out to the streetscape.

Opposite the dining area is the second BEDROOM with built-in Murphy bed and custom storage system. The guest BATH features a marble surround and mirrored vanity with stone sink and shower.

The spacious MASTER BEDROOM at the east end of the floor plan features a large walk-in closet with custom storage (and access to the rear stairs). The luxurious MASTER BATH features marble surround with oversized double shower and double mirrored vanity with contemporary designer sinks.

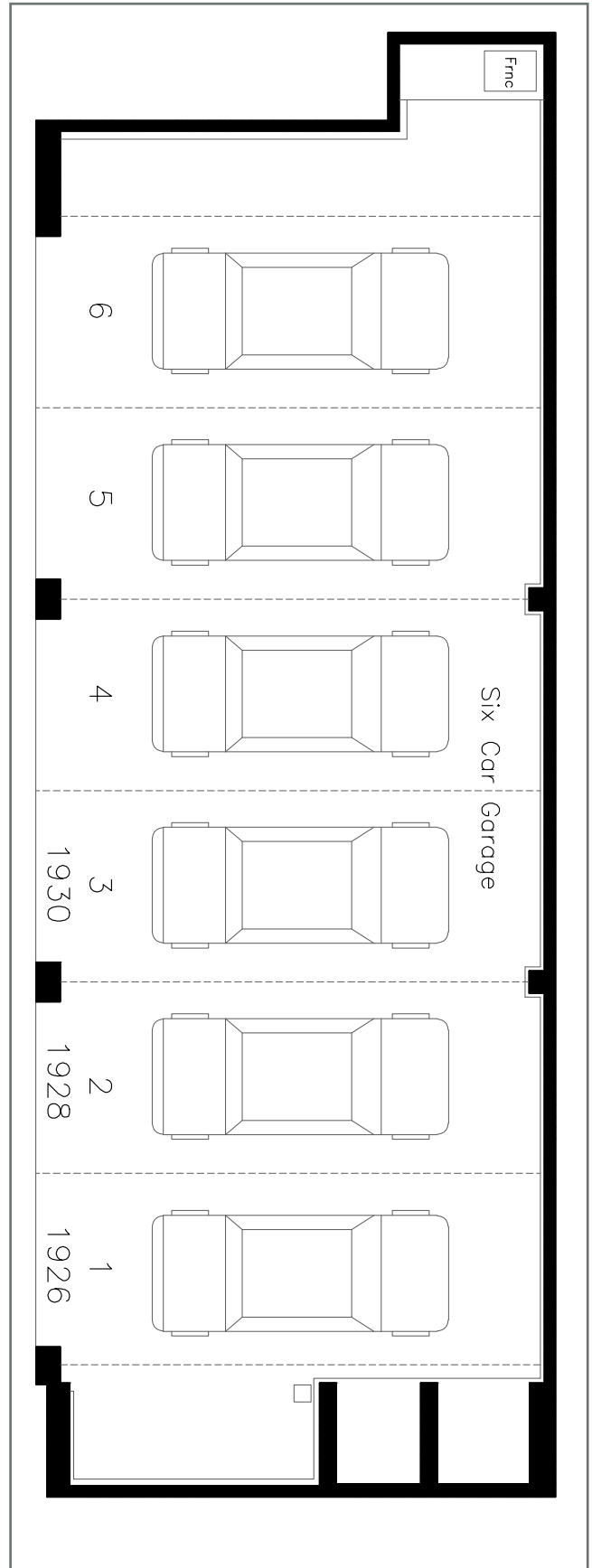
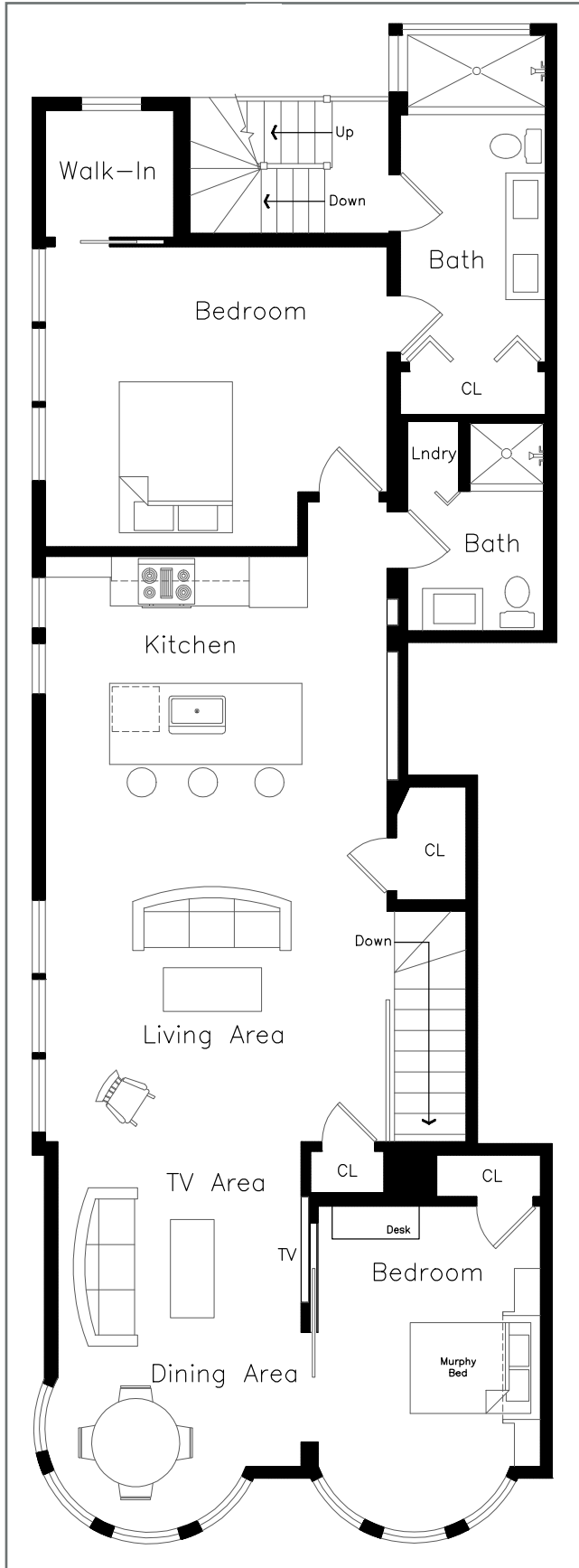
At street level is the newly installed GARAGE with doors off Aladdin Terrace.

#### OTHER

- All entertainment equipment is included in the sale.
- 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.



## FLOOR PLAN



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