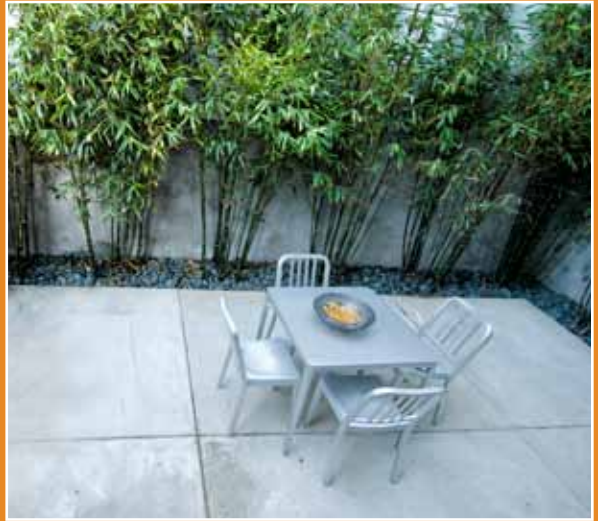


RUSSIAN HILL FLAT

STATE-OF-THE-ART RENOVATION

1930 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 \$1,050,000

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
- Deeded outdoor space



No. 1930



Enter the Hall/Gallery past the cozy open STUDY with landscaped light well to the east end of the flat. The open floor plan of the LIVING/DINING ROOM and ultra contemporary KITCHEN is designed for informal entertaining and dining. The dining alcove and reading alcove feature picture windows overlooking the landscaped patio/garden with handsome stone work and tall bamboo plantings. Rear stairs off the dining area access the exclusive use patio/garden.

The kitchen features:

- Polished concrete counter top with tiled backsplash
- Striking concrete 'Parsons' table with 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 tranquil MASTER BEDROOM enjoys a luxurious MASTER BATH with marble surround, mirrored vanity with designer stone sink and glass enclosed shower.

The second BEDROOM looks out to the streetscape. The second BATH also serves as the guest bath, with similar quality fixtures and finishes.

Completing the floor plan is a built-in washer/dryer hook-up in the study area.

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

