



2253

BRODERICK @ JACKSON

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415.531.5033

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2253 Broderick Street

PACIFIC HEIGHTS
Rare House-like Top Floor Condominium

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Overview:

Offered at \$2,795,000

This large two level condominium is located among the finest homes in Pacific Heights. The property is unusual in that it is house-like with spacious public rooms for entertaining; its 4 bedroom/3.5 bath count is akin to a good sized single family home. Moreover, 2253 Broderick is an easy walk to Alta Plaza Park's tennis courts and playgrounds and a short distance to Fillmore and Sacramento Streets' fine shopping and dining.

ABSTRACT

- Built in 1904
- 4 bedrooms & 3.5 baths including a luxurious master suite
- 2-story living room with fireplace
- Formal dining room
- Family kitchen, wet bar and pantry
- Study
- 3 fireplaces
- In-unit laundry room
- 1-car independent garage
- Additional storage
- HOA dues: \$938/quarter (\$313 per month)

Main Level:

The two-story GREAT ROOM is most unique for a condominium. Large picture windows allow abundant natural light to filter into the space.

A fireplace with gas starter adds warmth to the ambience.

The beautiful hardwood flooring—laid throughout the main level—provides a contrast to the handsome white enameled staircase and second floor railing of the landing overlooking the Great Room.

The formal DINING ROOM with wide opening from the Great Room features dentil crown molding. It comfortably seats a large dinner party.

A wet bar with granite top and bar cabinetry adjoins the custom family KITCHEN. The country ambience is enhanced by three greenhouse windows, plate rails, and butcher block center island with bar seating.

Generous granite counter space, handsome white enameled cabinetry—some with glass fronts and pantry provide ample work and storage space for the cook and caterer.

Top of the line appliances include:

- Thermador gas six-burner/grill cooktop
- Thermador double ovens
- Ventilator with custom copper hood
- Sub-Zero refrigerator/freezer

The main floor hall leads to the designer POWDER ROOM, three charming BEDROOMS—one with a SUNROOM, two FULL BATHS and convenient LAUNDRY ROOM.





Second Level:

The very private, light filled MASTER SUITE features a gas burning fireplace with marble surround, built-in desk/office space and flat screen monitor. Two pairs of French doors open to the expansive clay tiled TERRACE with south City views.

The luxurious designer MASTER BATH with marble surround and mosaic inlay features a large deep tub, separate shower, double vanity and large skylight.

A large walk-in closet and additional storage adjoins.

The GALLERY wall for art and photographs leads to the open STUDY/MEDIA ROOM which overlooks the Great Room. It has a gas fireplace and ample built-in bookcase space and houses an entertainment system.





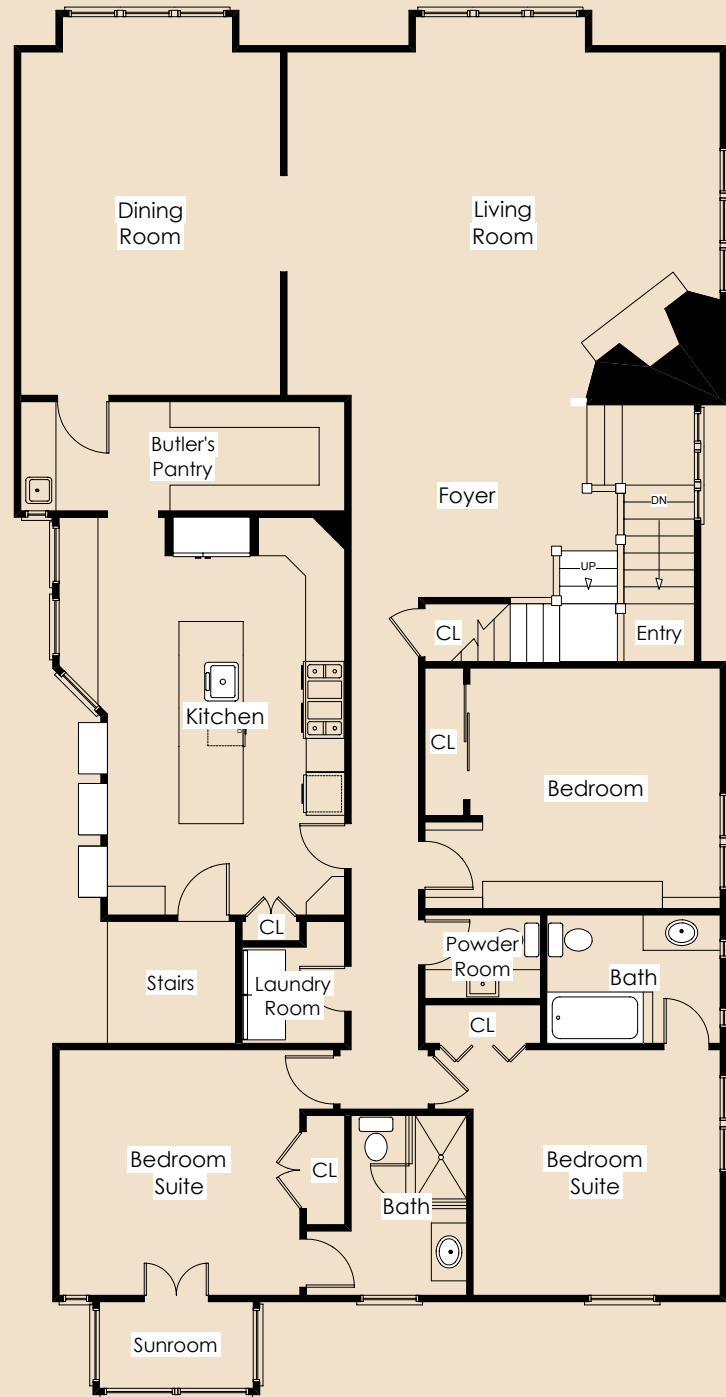
Other:

- Deeded 1-car GARAGE for this unit.
- HOA Dues: \$938 per quarter includes: building insurance, gardener, common area cleaning, building water/power (not unit water/power)
- 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.

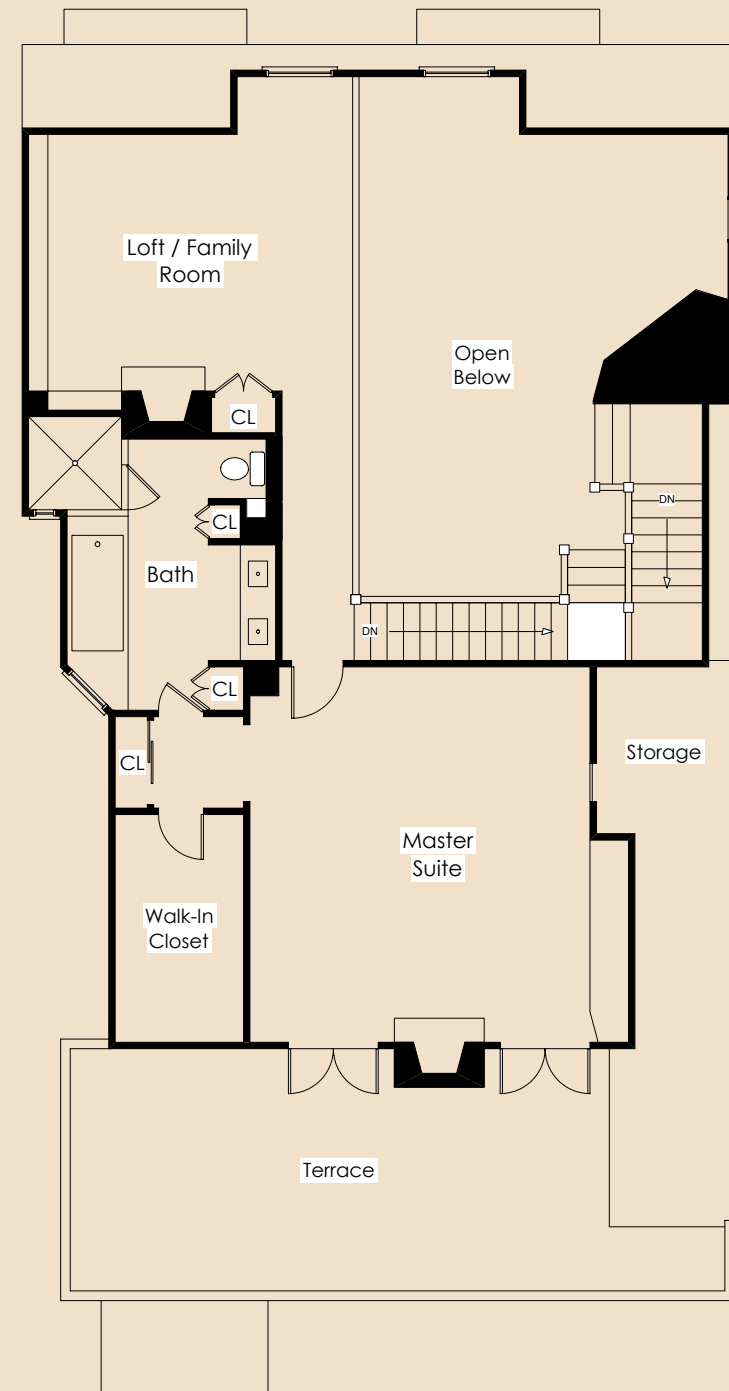


Floor Plans:

Main Level



Upper Level





MALIN GIDDINGS

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TRI/COLDWELL BANKER

1699 Van Ness Avenue

San Francisco, CA 94109

