

Pacific Heights

2288
BROADWAY

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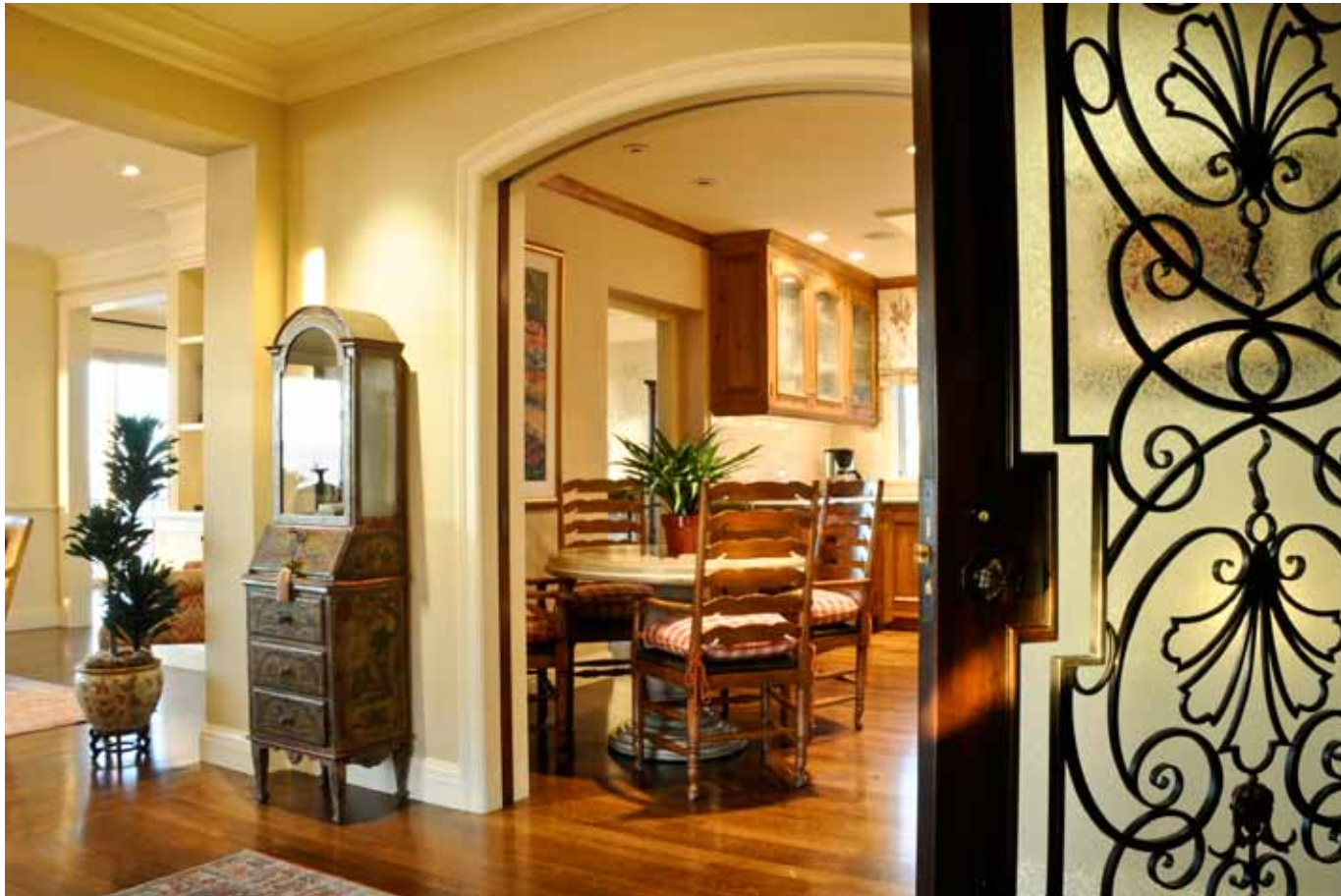
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2288 Broadway

PACIFIC HEIGHTS
Luxurious Full-Floor View Apartment

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Overview:

Offered at \$5,995,000

2288 Broadway is one of the most desirable cooperative apartments in the City at the apex of Pacific Heights. Enjoy a stroll to Fillmore Street's boutique shopping, fine dining and entertainment. It has been exquisitely remodeled and is in move-in condition for the new owner. The spacious floor plan is perfect for entertaining and comfortable City living at its very best.

ABSTRACT

- 3 Bedrooms & 3.5 Baths
- View living & dining rooms with terrace
- Study/Library
- Kitchen with breakfast area
- In-unit washer & dryer
- 2 assigned side-by-side parking spaces & 3 storerooms
- 24 hour doorman/security service



Description of the Residence:

The inviting FOYER introduces the light and airy public rooms which enjoy impressive views of the Golden Gate Bridge, Palace of Fine Arts and Alcatraz Island. Beautiful hardwood floors, deep crown molding and custom lighting provide an elegant aura throughout the exceptional apartment.

The spacious LIVING ROOM with stone fireplace and formal DINING ROOM feature floor to ceiling picture windows and a full-width walk-out north terrace, all taking in the impressive water vistas and landmarks.

The gourmet cook and caterer will enjoy the spacious, well laid out KITCHEN. Features include lamp lighting in the box-beamed ceiling, ample granite countertops with tiled backsplash, custom cabinets with glass fronts, a cozy BREAKFAST AREA and convenient built-in HOME OFFICE space.

Top-of-the-line appliances include:

- Dacor gas cook top and ventilator
- Dacor double ovens
- Sub-Zero refrigerator/freezer
- Miele dishwasher, compactor
- Sub-Zero wine cooler & wet bar

The LAUNDRY/UTILITY ROOM and service elevator adjoin the kitchen.

Off the foyer is the paneled STUDY with the bridge view to the west and designer POWDER ROOM.

The expansive GALLERY, ideal for a large art/photograph and library collection, leads to the private wing of the apartment.





Description Continued:

The spacious MASTER SUITE enjoys the sunny Broadway outlook and bridge view to the west. The luxurious MASTER BATH features marble surrounds, designer double vanities, large spa tub, glass-enclosed double stall shower and private WC with toilet & bidet. His & Her dressing rooms provide custom wardrobe storage.

A southeast corner BEDROOM and east facing BEDROOM with built-in dual desktops, have their own tiled BATHROOMS.

Other:

- The sale is subject to approval by the 2288 Broadway Corporation's Board of Directors and homeowners association.
- Monthly HOA dues: \$2,911
- Professionally managed by Property Management One.
- Taxes will be reassessed upon the sale to approximately 1.164% of the purchase price.
- Prospective Buyers are advised to review, prior to any offer, the Property Disclosure Package available by request.

Floor Plan:





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